SUMMARY OF PRICING - VH2019

DATE:

PROJECT:	**Place St. Thomas**	**LOT NO:**	**D13**
Reg'd Plan #:	**50M-361**		
		MODEL:	**#140, Green, Std**
Name(s):	**Mohamed Abdelrahim Abed**		
Name(s):	**Haifaa Masood**		

BASE PRICE:	$624,900.00
ELEVATION:	
LOT PREMIUM:	
END LOT PREMIUM:	$15,500.00
NET TOTAL COST OF UPGRADES:	$75,041.94
CREDITS:	
SUBTOTAL:	$90,541.94
TOTAL:	**$715,441.94**
PURCHASER OFFER:	**$617,900.00**
DIFFERENCE:	**-$97,541.94**

Items #1 to #6 (Invoice 1951 - locked 11-Jul-23)	**$19,292.00**
Items #7 to #8 (Invoice 1983 - locked 11-Jul-23)	**$8,856.94**
Items #9 to #29 (Invoice 1984 - locked 26-Jun-24)	**$18,747.00**
Items #30 to #59 (Invoice 2097 - locked 2-Jul-24)	**$28,146.00**
End Unit Premium	**$15,500.00**
Items #60 (Invoice 2169-1 locked 19-March-25)	**$3,145.00**
Accepted Offer as per F. Nieuwkoop & D. Brunet (Mar 18, 2025)	

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	**HST Formula 4**	**$568,053.10**

COMMENTS:

***EXPECTED DATE OF CLOSING:** July 3, 2025

1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

PURCHASERS ADDRESS:	
PURCHASERS NAME(S)	Mohamed Abdelrahim Abed & Haifaa Masood
STREET	105-1589 St. Bernard Street
CITY, PROVINCE	Ottawa, Onatrio
POSTAL CODE	K1T 3H4
HOME PHONE	613-859-9066
WORK PHONE	855-525-9293
Cell Phone Purchaser (1)	613-859-9066
Cell Phone Purchaser (2)	613-859-9066
CIVIC	953 Cologne Street
AGREEMENT BLOCK#	50M-361
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	D13
MODEL #	#140
ELEVATION	
MODEL NAME	Green
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	#140, Green, Std
PHASE	7
PROJECT	Place St. Thomas
SCHEDULES	B1-A, C, C-1, O, M-2
PURCHASER OFFER	$617,900.00
CLOSING DAY	3
CLOSING MONTH, YEAR	July, 2025
CLOSING DATE (MONTH DAY, YEAR)	July 3, 2025
DEPOSIT 1)	10,000
DEPOSIT 2)	N/A
DEPOSIT 3)	N/A
SALES REPRESENTATIVE	Adam Bowman
SOLICITORS INFO	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
SCHEDULE T	
PURCHASER 1	Mohamed Abdelrahim Abed
HOME ADDRESS (STREET, CITY, POSTAL CODE)	105-1589 St. Bernard St., Ottawa ON K1T 3H4
HOME PHONE	613-859-9066
WORK ADDRESS (STREET, CITY, POSTAL CODE)	580 Booth Street, Ottawa ON K1A 0E8
WORK PHONE	855-525-9293
OCCUPATION	IT Analyst - Natural Resource of Canada
ID TYPE	Driver's Licence
ID NUMBER	A1017-56017-50825
BIRTH DATE	August 25, 1975
PURCHASER 2	Haifaa Masood
HOME ADDRESS (STREET, CITY, POSTAL CODE)	105-1589 St. Bernard St., Ottawa ON K1T 3H4
HOME PHONE	613-859-9066
WORK ADDRESS (STREET, CITY, POSTAL CODE)	133 Greenbank Road, Ottawa , ON K2H 6L3
WORK PHONE	613-859-9066
OCCUPATION	Teacher - Ottawa district school board
ID TYPE	Driver's Licence
ID NUMBER	M0758-31107-76125
BIRTH DATE	November 25, 1977
PART OF LOT(S)(singles)	D13
PLACE SIGNED	Ottawa, ON
SIGNING DAY	19
SIGNING MONTH	March
SIGNING YEAR	2025
SIGNING DATE (MONTH DAY, YEAR)	March 19, 2025
EMAIL ADDRESS (1)	Mohamed_abed@outlook.com
EMAIL ADDRESS (2)	Haifa1977@live.com
	DATE: May 2, 2023

Valecraft
Homes (2019) Limited

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Mohamed Abdelrahim Abed and Haifaa Masood

Printed: 19-Mar-25 11:53 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
D13	7	140 THE GREEN	3-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
60	1	- - BUILDERS BASIC APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL FRIDGE W/ TOP MOUNT FREEZER, STAINLESS STEEL SMOOTH TOP ELECTRIC RANGE, STAINLESS STEEL DISHWASHER, WHITE TOP LOAD WASHER AND WHITE DRYER - DELIVERY OF APPLIANCES WILL BE AFTER CLOSING	$ 3,145.00	Each
45747		Note: - DOES NOT INCLUDE INSTALLATION OR PLUMBING CONNECTIONS - Note: Delivery of appliances will be after closing. Purchaser to coordinate delivery directly with appliance supplier.		

Sub Total	$3,145.00
HST	$0.00
Total	$3,145.00

Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER: _____ 19-Mar-25
Mohamed Abdelrahim Abed **DATE**

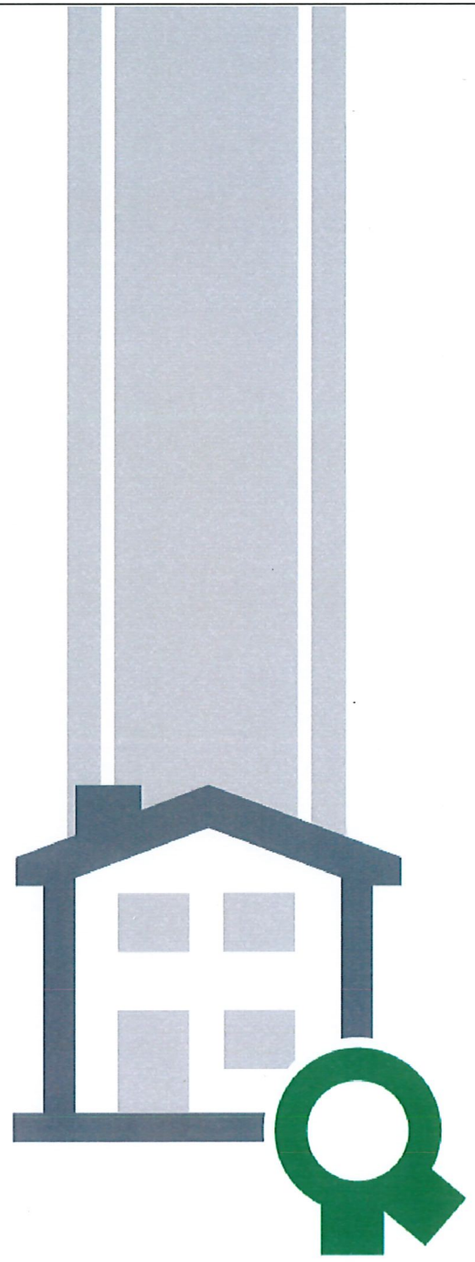
VENDOR: _____
PER: Valecraft Homes (2019) Limited

PURCHASER: _____ 19-Mar-25
Haifaa Masood **DATE**

DATE: _____

PREPARED BY: Adam Bowman
LOCKED BY: Lisa Ballard
PE 2,169-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____



We are pleased to confirm that your application for mortgage financing has been preauthorized and that you may purchase a property priced up to:

$625,000.00 *

APPLICANT(S):
MOHAMED ABED
HAIFAA MASOOD

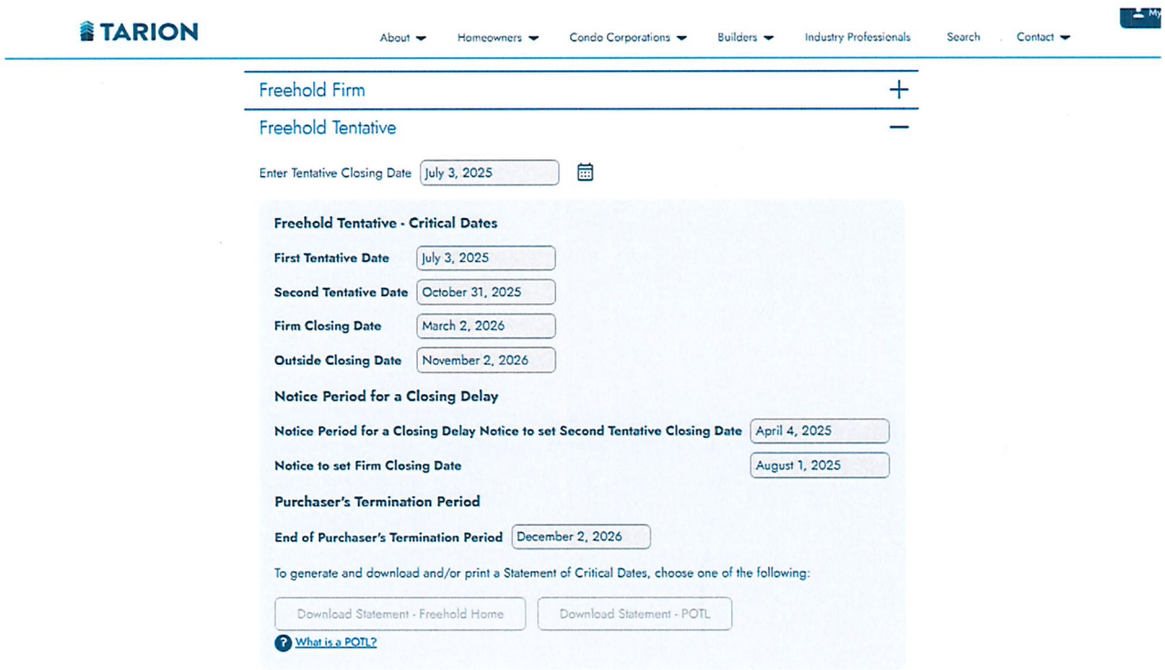
CAISSE: CAISSE DESJARDINS ONTARIO (OTTAWA, ON)

CERTIFICATE ISSUE DATE: March 18, 2025

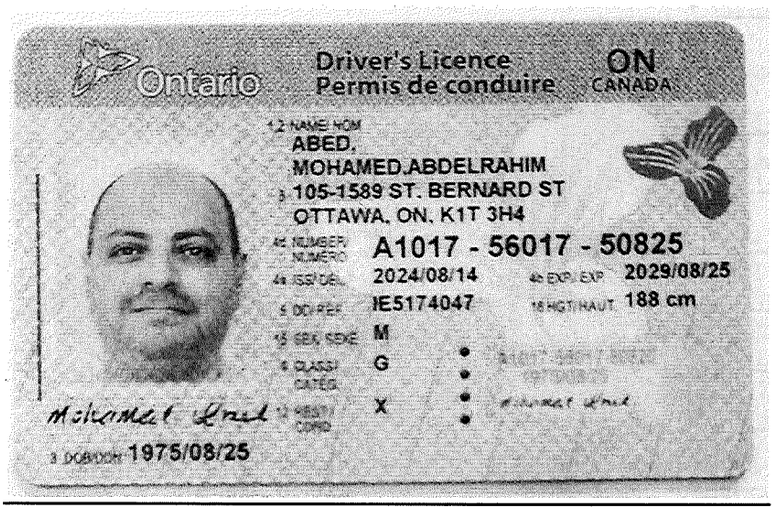
Charles Carey
Director, Mortgage Services Administrative Department

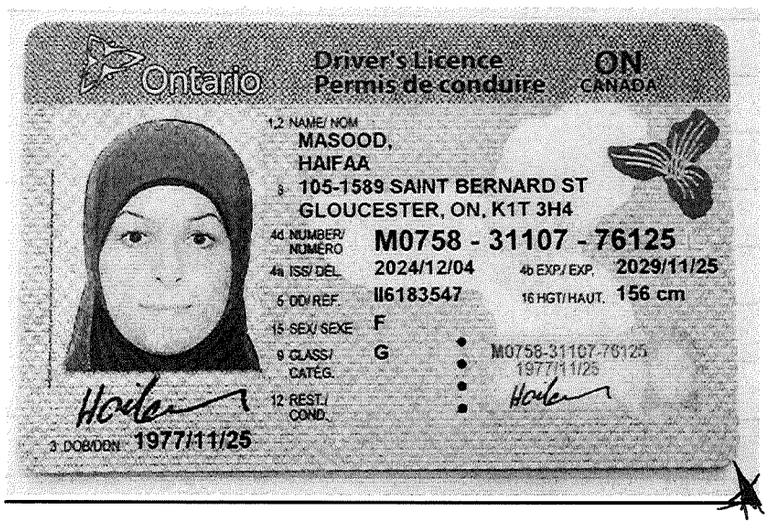
Desjardins

* This certificate is valid for a period of six months from its issue date. It is subject to all the conditions noted in the attached mortgage financing preauthorization letter.


TARION
About
Homeowners
Condo Corporations
Builders
Industry Professionals
Search
Contact
Freehold Firm
Freehold Tentative
Enter Tentative Closing Date
July 3, 2025
Freehold Tentative - Critical Dates
First Tentative Date
July 3, 2025
Second Tentative Date
October 31, 2025
Firm Closing Date
March 2, 2026
Outside Closing Date
November 2, 2026
Notice Period for a Closing Delay
Notice Period for a Closing Delay Notice to set Second Tentative Closing Date
April 4, 2025
Notice to set Firm Closing Date
August 1, 2025
Purchaser's Termination Period
End of Purchaser's Termination Period
December 2, 2026
To generate and download and/or print a Statement of Critical Dates, choose one of the following:
Download Statement - Freehold Home
Download Statement - POTL
What is a POTL?

SCHEDULE "T"





Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: PST PH7 Lot D13
Model: #140, Green, Std
Date: March 19, 2025

Purchaser: Mohamed Abdelrahim Abed
Purchaser: Haifaa Masood

Valecraft Homes (2019) Limited

PLACE St. Thomas

Place St. Thomas

THE 100 SERIES - Inventory Homes

Executive Freehold Townhouses

$25,000 OFF INVENTORY HOMES + AN ADDITIONAL $5,000 BONUS!

Model	Model No.	Sq. Ft. Approx.	# of Bedrooms	Current Upgrades	*Priced From*	*Price Reduced*
		PHASE 7				
The Lewis - PST PH7 C12 (REV)	(130)	2136	3	*$47,140*	~~***$615,900***~~	***$580,900***
		BLOCK D				
The Green - PST PH7 D13 (STD)	(140)	2140	3	*$75,042.00*	~~***$649,900***~~	***$624,900***
The Stanley II - PST PH7 D14 (REV)	(160-2)	2135	3	*$64,331.00*	~~***$639,900***~~	***$599,900***
The Green - PST PH7 D16 (REV)	(140)	2140	3	*$68,592.00*	~~***$649,900***~~	***$624,900***
		BLOCK E (Stuctural Options Preselected)				
Lewis - PST PH7 E17 (STD)	*(130)*	*2140*	*3*	*$23,124.00*	***$625,900***	***$600,900***
The Stanley 2 PST PH7 E18 (REV)	*(160-2)*	*2135*	*3*	*$32,037.00*	~~***$615,900***~~	***$590,900***
The Stanley 2- PST PH7 E19 (STD)	*(160-2)*	*2135*	*3*	*$17,807.00*	~~***$615,900***~~	***$590,900***
The Huntley - PST PH7 E20 (REV)	*(120)*	*2140*	*3*	*$28,669.00*	~~***$615,900***~~	***$590,900***
The Lewis - PST PH7 E21 (REV)	*(130)*	*2140*	*3*	*$23,124.00*	~~***$625,900***~~	***$600,900***

Adam Bowman
SALES CONSULTANT
613-370-0288
place-st-thomas@valecraft.com

Monday to Wednesday	**12:00 PM to 7:00 PM**
Thursday to Friday	**CLOSED**
Saturday - Sunday	**12:00 PM to 5:00 PM**

Prices Subject to Change Without Notice
E. &. O.E

Revised March 17-25

Lisa Ballard

From: Place St Thomas
Sent: Tuesday, March 18, 2025 4:03 PM
To: Diane Brunet; Frank Nieuwkoop
Cc: Alain Payer; Lisa Ballard
Subject: RE: COUTER OFFER - PST PH7 Lot D13 - The Green (Realtor - Stephane Gauthier)

Importance: High

Hi Frank & Diane,

The purchaser just called me. They made a mistake with the closing date. They have some family commitments in June and unfortunately won't be able to move until July. They're asking if they can close on July 3rd, 2025 instead of June 3rd?

They also sincerely apologize for the mistake.

Adam Bowman
New Home Sales Consultant

Valecraft
Homes (2019) Limited

944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Diane Brunet <dbrunet@valecraft.com>
Sent: Tuesday, March 18, 2025 12:23 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Frank Nieuwkoop <frank@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: Re: COUTER OFFER - PST PH7 Lot D13 - The Green (Realtor - Stephane Gauthier)

Accepted
And please change closing date to Tuesday
Please make sure to insert 48 hour escape clause
Merci
Sent from my iPhone

> On Mar 18, 2025, at 12:13 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:
>
> Hi Frank & Diane,
>
> The PST7 D13 clients countered at 617,900.00
>
> **Adam Bowman**
> New Home Sales Consultant
>
> <image001.gif>

944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com
<image002.png>
<image003.png>

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Place St Thomas
Sent: Monday, March 17, 2025 6:12 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: RE: OFFER - PST PH7 Lot D13 - The Green (Realtor - Stephane Gauthier)

Yes, it's already listed: https://www.realtor.ca/real-estate/27916297/105-1589-st-bernard-street-ottawa-2607-sawmill-creektimbermill

Adam Bowman
New Home Sales Consultant

<image001.gif>
944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com
<image002.png>
<image003.png>

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Monday, March 17, 2025 6:10 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: Re: OFFER - PST PH7 Lot D13 - The Green (Realtor - Stephane Gauthier)

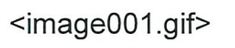
Is the house listed now ?
Sent from my iPhone

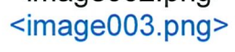
> On Mar 17, 2025, at 4:44 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:
>
> Hi Diane & Frank,
>
> We've received an offer from a Realtor Stephane Gauthier for his client - Mohamed Abed - interested in PST PH7 Lot D13 (The Green Inventory). Here are the details:
>
> **OFFER: $615,900.00**
>
> 1. Requesting Appliances (SS refrigerator, SS stove, SS Dishwasher, Washer, Dryer)
> 2. Requesting two visible foundation cracks on the side to be repaired.
>
> Closing date: June 2nd, 2025
> Deposit: $10,000.00
> Conditional upon sale of home: 105-1589 St. Bernard Street, Gloucester, ON K1T 3H7
> 1x Realtor (2%)
>
> Cost Summary:
>
> TOTAL INCLUDING HOME, UPGRADES:

LIST PRICE: $624,900.00 – Promotional List Price + Appliances
OFFER: $615,900.00

Difference is: $9,000.00 + Appliances

Adam Bowman
New Home Sales Consultant


944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com



Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

Docusign Envelope ID: 935DAE3E-DFEF-46E4-8718-48913ED5F2F9

Canada Revenue Agency / Agence du revenu du Canada

Clear Data | Help

Protected B when completed

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application.*

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at **canada.ca/gst-hst-netfile** or by using the "File a return" online service in My Business Account at **canada.ca/my-cra-business-account**. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at **canada.ca/taxes-representatives**. If you choose to file your application online, **do not send** us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Section A – Claimant information

Claimant's legal name (**one name only**, even if the house is purchased by several individuals)
Last name, first name, and initial(s)
Abed, Mohamed Abdelrahim

Business number (if applicable)
R T

If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.

Last name, first name, and initial(s) of other purchaser
Masood, Haifaa

Last name, first name, and initial(s) of other purchaser

Address of the house you purchased (Unit No. – Street No. Street name, RR)
953 Cologne Street

City
Embrun

Province or territory
Ontario

Postal code
K 0 A 1 W 0

Home telephone number
613-859-9066

Daytime telephone number
613-859-9066

Extension

Language preference ☑ English ☐ French

Mailing address of claimant ☑ As above or Unit No – Street No Street name, PO Box, RR

City

Province/Territory/State

Postal/ZIP code

Country

Section B – House information

Initial: MJ Initial: HM

Did you purchase the house for use as your, or your relation's, primary place of residence? ☑ Yes ☐ No

If you purchased this house as a rental property, you do **not** qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, *GST/HST New Residential Rental Property Rebate Application.*

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day

Date ownership of the house or the share in the co-op was transferred to you: Year Month Day

Date possession of the house was transferred to you: Year Month Day

Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.

Lot No:	Plan No:	Other:
D13	**50M-361**	**Embrun, ON**

If a mobile home, state:

Manufacturer:	Model:	Serial number:

FOR INTERNAL USE ONLY

IC NC

(Ce formulaire est disponible en français.)

Canada

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Section C – Housing and application Type

Type of housing (tick one box)

☑ House (including condominium unit) ☐ Mobile home (including modular home) ☐ Floating home ☐ Bed and breakfast ☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

1A ☑ When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.

1B ☐ When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

2 ☐ When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

3 ☐ When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

5 ☐ When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name	Business number (if applicable)
Valecraft Homes (2019) Limted	**7 2 1 0 1 0 7 1 8 R T 0 0 0 1**

Address (Unit No. – Street No. Street name, PO Box, RR)	City
210-1455 Youville Dr.	**Orleans**

Province/Territory/State	Postal/ZIP code	Country	Telephone number	Extension
Ontario	**K1C 6Z7**	**Canada**	**613-837-1104**	

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? ☐ Yes ☐ No

If **yes**, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From Year Month Day to Year Month Day

Signature of builder or authorized official	Name (print)	Year Month Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. **I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.**

Signature of the claimant	Name (print)	Year Month Day
Signed by: Mohamed Abed 70A29AF81B0D423... Signed by: Haifaa Masood 4E30D68A9B864DD...	**Mohamed Abdelrahim Abed & Haifaa Masood**	**2 0 2 5 0 3 1 9**

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is $450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was $517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is $517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note

If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)		A
Enter the purchase price of the house (**do not include** GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)		B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).		C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.		D
Total rebate amount including any provincial rebate (line C plus line D).		E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (**do not include** amounts for the lease of the land or the option to purchase the land).		F
Fair market value of the house (including the land and the building) when possession was transferred to you.		G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).		H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.		I
Total rebate amount including any provincial rebate (line H plus line I).		J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)		K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).		L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.		M
Total rebate amount including any provincial rebate (line L plus line M).		N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below **or** attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number | Institution number | Account number

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source, Personal Information Bank CRA PPU 241.

Docusign Envelope ID: 935DAE3E-DFEF-46E4-8718-48913ED5F2F9

Clear Data Help

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application.*

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
• an **individual**, and the property is located in one of the areas indicated below; OR • a **builder** located in one of the areas indicated below, and you have filed your GST/HST return online. **Areas**: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
• an **individual**, and the property is located anywhere in Canada, other than the areas mentioned above; OR • a **builder** located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
• a **builder** who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call **1-800-959-5525**.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.