

SHXWHÁ:Y VILLAGE PTT FORM #4

FIRST-TIME HOME BUYER EXEMPTION RETURN

DATE
TAX PAID \$
EXEMPTION CODE CLAIMED:
27

- Use this form only if you are claiming an exemption from the tax under the First-Time Home Buyer Exemption pursuant to sections 14-16 of the Shxwhá:y Village Property Transfer Tax Law, 2022.
- Do not complete this Return if you applied for a New Housing Exemption, using Shxwhá:y Village PTT Form #5.
- If you need more space when completing this Return, please attach additional pages with details.
- A completed Return must be submitted with the application for registration of the taxable transfer. Applications for registration will not be accepted without a completed Return.
- A transferee who provides false or misleading information in a Return is subject to a penalty and interest and may be subject to court action in accordance with the Shxwhá:y Village Property Transfer Tax Law, 2022.
- All Returns are subject to review and reassessment in accordance with the Shxwhá:y Village Property Transfer Tax Law, 2022.

A. TRANSFEREE (PURCHASER)					
Number of purchasers acquiring an interest in the	ne property with this tra	ansactio	on:		
PURCHASER 1 - SURNAME			FIRST NAME	INITIAL	
ADDRESS (include street or PO box number)					
CITY/TOWN	PROV		POSTAL CODE		
DATE OF BIRTH					
ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION?	YES	NO	IF YES , PERCENTAGE INTEREST BEING ACQUIRED:		
PURCHASER 2 - SURNAME			FIRST NAME	INITIAL	
ADDRESS (include street or PO box number)					
CITY/TOWN	PROV		POSTAL CODE		
DATE OF BIRTH					
ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION?	YES	NO	IF YES , PERCENTAGE INTEREST BEING ACQUIRED:		
B. PREVIOUS ADDRESS FOR THE LAST TWO YEARS:					
PURCHASER 1 – FULL NAME			HOW LONG DID YOU RESIDE AT THIS ADDRESS?		
ADDRESS (include street or PO box number)					
CITY/TOWN	PROV		POSTAL CODE		

PURCHASER 2 – FULL NAME	HOW LONG DID YOU RESIDE AT THIS ADDRESS?				
ADDRESS (include street or PO box number)					
CITY/TOWN PROV	POSTAL CODE				
C. TRANSFEROR (VENDOR)					
SURNAME OR BUSINESS NAME	FIRST NAME INITIAL				
SURNAME OR BUSINESS NAME	FIRST NAME INITIAL				
D. DESCRIPTION OF PROPERTY AND TRANSFER					
1. REGISTRATION DATE OF TAXABLE TRANSFER:	DATE OF TRANSFER AGREEMENT:				
2. ADDRESS OF THE PROPERTY:					
3. LEGAL DESCRIPTION OF THE PROPERTY:					
4. TAXABLE TRANSFER RELATED TO: VACANT LA	ND LAND WITH IMPROVEMENTS				
5. PROPERTY TYPE: RESIDENTIAL	COMMERCIAL OTHER:				
6. TAXABLE TRANSFER TYPE: DISPOSITION OF LEASE	(INCLUDING TRANSFER, GRANT, ASSIGNMENT)				
LEASE EXTENSION (MOI	DIFICATION AGREEMENT)				
OPTION TO RENEW OR I					
LIFE ESTATE IN LEASE	AGE OF TRANSFEREE ON REGISTRATION DATE: YEARS				
7. PREPAID LEASE: YES NO					
8. TERM: YEARS					
9. PERCENTAGE OF THE PROPERTY BEING TRANSFERRED IN	THIS TAXABLE TRANSFER:				
E. DETERMINATION OF FAIR MARKET VALUE					
1 PREPAID LEASE:					
GROSS PURCHASE PRICE:	\$				
OTHER CONSIDERATION PAID:	\$				
PROPERTY TAKEN IN TRADE:	\$				
2 LEASE THAT IS NOT PREPAID (INCLUDING AN OPTION TO RENEW OR EXTEND THE TERM):					
A FAIR MARKET VALUE OF FEE SIMPLE INTEREST, INCL	UDING IMPROVEMENTS: \$				
OR					
B LUMP SUM CONSIDERATION PAID:	\$				
ANNUAL RENTAL PAYMENT IN LAST YEAR RENT FIXE	D: \$				

	F. ADDITIONAL INFORMATION IF THE GROSS PURCHASE PRICE DIFFERS FROM THE FAIR MARKET VALUE. INDICATE THE REASON FOR THE DIFFERENCE:						
"	RELATED PARTY	TRADE	FORECLOSU	,	TRESS SALE	TOR THE BILLE	NENOL.
	OTHER:						
IF	OTHER PROPERTY TAKEN I	N TRADE INDICA	ATELEGAL DESCRI	PTION AND ADDRESS	g.		
"	OTHER TROPERTY TAKENT	N TIADE, INDIOA	ATE LEGAL DEGUNI	TION AND ADDITEOU	J.		
G.	PROPERTY TRANSFER	TAX CALCULA	ATION				
1	FAIR MARKET VALUE OF T	AXABLE TRANSF	FER:			\$	Α
2	1% ON FIRST \$200,000 FAI	R MARKET VALU	E, 2% ON REMAIND	ER OF FAIR MARKET	VALUE:	\$	В
3	IF THE FAIR MARKET VALU BUT NOT EXCEEDING \$525			EATER THAN \$500,0	00 (QV)		
	•		× ((QV + 25,000 – LIN	IE A)/ 25,000) =		\$	С
4	PERCENTAGE INTEREST II BUYERS:	N PROPERTY BE	ING ACQUIRED BY I	ELIGIBLE FIRST-TIME	HOME	%	D
5	PROPORTIONAL EXEMPTION	ON FROM PROPE	ERTY TRANSFER TA	X:			
	(LINE D x LINE B) OR (LINE D x LINE C)				\$	<u>E</u>	
6	PROPERTY TRANSFER TA	X PAYABLE: (LIN	NE B - LINE E)			\$	
Н.	ADDITIONAL INFORMAT	ION FOR EXE	MPTION				
1	IS THE PROPERTY 0.5 HEG	CTARES OR LESS	5?				
	YES	NO	INDICATE SIZE:		HECTARES	S	
2	2 ARE THERE ANY IMPROVEMENTS ON THE PROPERTY OTHER THAN A RESIDENCE?						
	YES	NO	IF YES, LIST OTHI	ER IMPROVEMENTS:			
3	WILL THE PROPERTY BE UTO SECTION 16 OF THE SH						
	YES	NO					
4	IS THE TRANSFEREE A CA	NADIAN CITIZEN	I OR PERMANENT R	ESIDENT OF CANAD	A?		
	TRANSFEREE 1:	YES	NO	IF YES, ATTACH PRO	OF:		
	TRANSFEREE 2:	YES	NO	IF YES, ATTACH PRO	OOF:		
5	ATTACH A DECLARATION	FROM THE TRAN	ISFEREES, IN THE F	ORM PROVIDED AT	SCHEDULE "A'	⁹⁹ .	

I. CERTIFICATION			
I CERTIFY THAT THE INFORMATION GIVEN IN THIS RETURN IS COMPLETE AND CORRECT IN ALL RESPECTS AND THAT I QUALIFY FOR THE EXEMPTION CLAIMED.			
PURCHASER 1 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED	
X			
PRINT NAME			
	T	Г	
PURCHASER 2 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED	
X			
PRINT NAME			

ACKNOWLEDGEMENT: By signing this Form and applying for this exemption, I acknowledge that the information provided on this form may be verified by Shxwhá:y Village as required to ensure that I qualify for this exemption, in accordance with the Shxwhá:y Village Property Transfer Tax Law, 2022.

EXEMPTION CODE

27 A taxable transfer to a transferee who is a first-time home buyer, pursuant to sections 14-16 of the Shxwhá:y Village Property Transfer Tax Law, 2022.

SCHEDULE 'A'

ADDITIONAL INFORMATION FOR EXEMPTION CODE 27

COMPLETE IF CLAIMING EXEMPTION CODE 27

I, a transferee to the transfer described in the attached Shxwhá:y Village PTT Form #4, hereby declare that I am a first-time home buyer as defined at section 14 of the Shxwhá:y Village Property Transfer Tax Law, 2022, and, specifically, that:

- (a) I am a Canadian citizen or permanent resident of Canada;
- (b) I have never owned land or held an interest in land under a lease that constituted my principal residence; and
- (c) I have never received a first-time home buyers' exemption or refund from Shxwhá:y Village, another First Nation, or any other government.

TRANSFEREE 1 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED			
x					
PRINT NAME AND TITLE					
WITNESS - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED			
x					
PRINT NAME					
TRANSFEREE 2 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED			
x					
PRINT NAME AND TITLE					
WITNESS - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED			
x					
PRINT NAME	1	1			