Avalon agreements and electronic acceptance



The twelve agreement templates in `app/document-records/agreements.ts` support paid work in Newfoundland and Labrador. An operator prepares a priced, property-specific offer. The client can review, request corrections, decline or sign. A separate subcontract has the supplier-side contractor sign through the assigned crew account. A catalogue listing, visit preference, estimate request, invoice or provincial licence application does not itself authorize services.

> This is a drafting and release record for the operator and its legal adviser. The statutory and government sources below were checked on November 24, 2026. Obtain a Newfoundland and Labrador legal review before commercial use, including the actual screens, printable documents, delivery workflow, sales channels and business identity. Record any approved changes under a new template version so existing contracts retain the wording signed.

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Preparing an offer

Verify before issuing	What belongs in the transaction
Supplier identity	Identify the legal person operating under the Avalon trading name, its authorized offer signatory and a monitored contract email. Confirm the published telephone and business/notice address. Include the salesperson and fax when applicable. A trade name, a hosting account or a sign-in email alone does not establish this information.
Client or contractor	Identify the legal party, its mailing address, designated copy email and its representative's authority. For a company signatory record which company is bound. Verify the party has authority to grant access or engage services.
Work and timing	Record civic address, authorized areas, quantities, exclusions, access arrangements, start date and completion or fixed-term end date. Define delivery arrangements for goods, relevant carrier and shipping costs when applicable. Use a separate process for financed work, trade-ins, land instruments or projects beyond these terms.
Price	Itemize units, rates, materials, travel, disposal, delivery, discounts and other charges in CAD. Disclose the pre-tax subtotal, tax treatment and amount, and tax-inclusive total. For a recurring or variable scope define the units and maximum for a specified term. Describe deposits, payment deadlines and payment methods.
Permits and coverage	Verify applicable licences, permits, crew competency, insurance and subcontractor clearance. A filled-in form or an account role does not establish credentials.
Changes and expiry	A change order identifies the signed base agreement, earlier total, credits, revised full scope, total and time. Credit amounts already invoiced or paid. Reissue an expired offer or a corrected offer for fresh review. Preserve the previous record.

> The known trading name is **Avalon Property Care and Management**, telephone **+1 (709) 765-3536**, at **34 Palmerston Drive, Paradise, NL A1L 3A1**. The supplier legal name, business tax registration, signatory authority, insurance, trade permits and monitored email must come from the operator. The Act calls for disclosure of a supplier email if available. Requiring a working email for this portal gives customers a usable notice and correction channel. Do not populate those inputs with a guess.

Consumer sales concluded remotely

The provincial definition generally covers an individual buying for personal, family or household use. Business purchases have a different legal context. The purchase-purpose field records the intended use, while the transaction facts determine statutory coverage. The statute protects mandatory consumer rights. Consumer Protection and Business Practices Act, sections 2–3 and 23–35

1. Before acceptance, show the complete supplier, customer and sale disclosures, including applicable fees, delivery terms and cancellation/return policies. The person must access the terms, be able to retain and print them, and have a clear opportunity to correct a mistake and accept or decline. A requested correction should lead to a revised offer. Consumer Protection and Business Practices Act, sections 24 and 29–30

2. Supply the completed contract within 15 days. It includes the disclosures, customer's name and date of contract. Send it to the designated customer email or use a delivery method that proves receipt and retention. Email delivery under section 31(3)(a) is deemed received on the third day after sending. Record dispatch or delivery evidence. Portal availability and a generated PDF alone do not prove receipt and retention. If automated delivery is unavailable, assign manual fulfilment, record it and provide a paper alternative. Consumer Protection and Business Practices Act, section 31

3. The specific distance-sale cancellation periods and refund promise appear in the client contract. Handle applicable related transactions, return costs for goods and credit-card recourse under the Act. An ordinary voluntary cancellation fee or approved commitment cannot reduce a statutory refund. Consumer Protection and Business Practices Act, sections 32–35

Use the provincial statute for household services. The federal internet-sales harmonization document is a model published by a coordinating body. Its seven-day language does not supply Newfoundland and Labrador's electronic-contract deadline. Federal consumer harmonization model

Direct sales at a home or other non-business location

Check how the sale was solicited, negotiated and concluded. Moving the last signature online cannot undo negotiations that already brought a transaction within the direct-sales regime. If applicable, confirm the vendor's licence, security, approved goods or services and contract form before selling. Use a form with the mandatory Schedule wording, a bold heading of at least 12 points and body text of at least 10 points. If the notice sits elsewhere in the form, identify its location prominently on the front in bold type of at least 12 points. A link or paraphrase does not replace this prescribed statement. The draft portal agreements are for remote sales. Direct Seller Licensing · Direct Sales Regulations, section 2 and Schedule · Provincial direct-sale cancellation guidance

Direct sales have a general ten-day cancellation opportunity after receipt of the copy, with extended grounds in specified circumstances. Give the customer the required seller information and receipt, and process applicable refunds. Confirm any claimed licensing exemption with the regulator. Provincial vendor guide and exclusions · Direct-selling complaints

Electronic signatures and copies

Electronic agreement is voluntary. Offer a paper route and capture a deliberate act linked to the identified signer and the specific version they saw. Preserve its fields, terms, representative names, dates, decisions and corrections. A later edit should produce a new version for acceptance. A verification code can help identify a record. It does not certify legal capacity, underlying credentials or the truth of a statement. Keep identifying and property information private. NL Electronic Commerce Act, sections 4, 7–14 and 20–22 · Office of the Privacy Commissioner of Canada, meaningful consent

Property, tax and contractor boundaries

- **Property management.** The 2019 Act defines trading broadly and expressly exempts a person in the business of property management who arranges a lease agreement in section 3(j). The exemption is activity-specific. The limited Avalon form authorizes upkeep coordination and excludes leasing, sale negotiation, tenant selection, rents, deposits and representation as a matter of contract scope. Verify the actual facts, regulator position and any additional client-money, licensing or tenancy obligations before expanding it. Real Estate Trading Act, 2019, sections 2, 3 and 6
- **Occupied rentals.** Confirm lawful entry before dispatch. The provincial government describes tenant consent, emergency entry, reasonable-time entry with advance written notice and other specific grounds. Record the applicable basis. Leave possession, statutory notices, deposits and disposal of tenant belongings with the landlord or a properly authorized party following the applicable process. NL Residential Tenancies guidance
- **Taxes.** The CRA lists 15% HST for Newfoundland and Labrador. First establish the supplier's registration or obligation to register, the place of supply and the actual treatment. A taxable service, a registered vendor and an exempt transaction are distinct questions. Document the tax and registration information for the party selling the work. Never manufacture a registration number or charge a standard percentage just because it appears in this note. CRA rate by province · CRA registration rules
- **Trade coordination.** Identify the contracting party, permit holder, party doing technical work, fee and warranty route. Check project and local requirements. Provincial electrical permits and pesticide operator/applicator licensing are examples relevant to the service catalogue. NL electrical permits and inspections · NL pesticide licence applications
- **Subcontractors.** The crew agreement is between the identified contractor and the hiring entity operating as Avalon. Independently verify that the assigned individual can bind that contractor. A job assignment, commercial label or signature cannot decide employment, compensation or tax status. Review actual control, equipment, ability to hire help, financial risk and opportunity for profit. Check applicable WorkplaceNL clearance before work and final payment. Resolve uncertain status before using this form and request a CRA ruling when appropriate. CRA outside-Quebec status factors · CRA CPP/EI ruling · WorkplaceNL clearance