

Welcome to Deerfield Village 2

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on December 12, 2019

You now have ten (10) days from December 13, 2020 to obtain your Lawyer's & Financing approvals.

On or before January 2, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Multi Media locations & all upgrades up to drywall must be completed by January 20, 2020.

Your Colour selections and all remaining upgrades must be completed by February 10, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot C13 – Tella

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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Samson Zerisgi Tella ✓
STREET	1795-M Russell Rd., ✓
CITY, PROVINCE	Ottawa, Ontario ✓
POSTAL CODE	K1G 0N1 ✓
HOME PHONE	613-700-8080
WORK PHONE	613-406-6640
CELL PHONE (1)	613-700-8080
CELL PHONE (2)	
BUILDER'S REF # DWELLING	C13 ✓
CIVIC	526 Fawn Valley Private ✓
PLAN	4M-1290 ✓
Part Of Lot #	
MODEL #	160-2
MODEL NAME	Stanley 2
DWELLING (MODEL# & name & std/rev)	160-2 Stanley 2 Standard ✓
PROJECT	Deerfield Village 2 ✓
SCHEDULES	
PURCHASER OFFER Formula 123	\$471,317.88
PURCHASER OFFER base+up=Formula 4	
PURCHASER OFFER base=Formula 4	
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	24 18th
CLOSING MONTH, YEAR	August, 2020
CLOSING DATE (MM/ DD/,YY)	24 August 18th, 2020
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$7,000.00
DEPOSIT 3)	\$7,000.00
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Louis Guertin
STREET	2451 St-Joseph Blvd, Suite 217
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1C 1E9
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Samson Zerisgi Tella ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1795-M Russell Rd., ✓ Off On K1G 0N1
HOME PHONE	613-700-8080
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1652 Bank St., Ott., Ont., K1V 7Y6
WORK PHONE	613-406-6640
OCCUPATION	Owner Dubai Cafe
ID TYPE	Driver's Licence ✓
ID NUMBER	T2391-68798-50101 ✓
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	sami.tella44@gmail.com
EMAIL ADDRESS (2)	
DATE: October 4, 2019	

SUMMARY OF PRICING FORMULA 1 2 &3

DATE:

PROJECT:	Deerfield Village 2	LOT NO:	C13
Reg'd Plan #:	4M-1290		
		MODEL:	160-2 Stanley 2 Standard
Name(s):	Samson Zerisgi Tella		
Name(s):			
		BASE PRICE DWELLING:	\$429,900.00
		LOT PREMIUM:	\$15,000.00
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	
		CREDITS:	\$26,417.88
Elevation to Credits with 5.2% tax included		SUBTOTAL 1:	\$41,417.88
Elevation to Credits with 13% tax included		SUBTOTAL 2:	
		5.2% TOTAL:	\$471,317.88
		TOTAL INCLUDING ALL APPLICABLE HST& REBATES:	\$478,522.87
		PURCHASER OFFER:	\$471,317.88
		PURCHASER OFFER HST INCLUDED:	\$478,522.87
		DIFFERENCE:	

Appliance Bonus Package	
4 Pce Luxury Ensuite Bonus	

PURCHASER OFFER HST BREAKDOWN				
	OFFER PRICE EXCLUDING HST:		HST Formula 3	\$438,950.44
	TOTAL INCLUDING ALL APPLICABLE HST & REBATES:			\$478,522.87
	ADDITIONAL HST DUE ON CLOSING:			\$7,204.99

COMMENTS:

*EXPECTED DATE OF CLOSING:

August 18th, 2020

Internal B1A Deerfield 2 - Phase 2				
PURCHASER: Samson Zerisgi Tella		Printed: 3-Dec-19 5:49 pm		
LOT NUMBER C13	PHASE 2	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 18-Aug-20	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 90568 15327	1	- APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER. Note:	\$ 0.00 ✓	Each
*2 89762 15328	1	- <i>ENSUITE BATH</i> - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER AS PER PLAN Note: SEE ITEM #26 ✓	*\$ 0.00 ✓	Each
3 90831 15329	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN GSX13018 1.5 TON Note: Location to be determined by Head Office	\$ 0.00 ✓	Each
*4 90185 15330	*1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00 ✓	Each
*5 89700 15331	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note:	\$ 0.00 ✓	Each
6 90182 15332	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00 ✓	Each
7 90184 15333	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00 ✓	Each
8 90183 15334	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00 ✓	Each
9 90181 15335	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H ✓ Note: Does Not Include Electrical Rough-Ins	\$ 0.00 ✓	Each
10 88469 15336	1	- WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note:	\$ 233.00 ✓	Each
11 15337	1	- <i>FOYER</i> - DELETE BUILDER'S STANDARD BENCH ✓ Note:	\$ 0.00 ✓	Each
*12 100740 15339	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS Note: Great Room, Dining Room and Upper Hallway, As per Schedule 'H'. ✓	*\$ 1,312.00 ✓	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 764-1
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Deerfield 2 - Phase 2

PURCHASER: Samson Zerisgi Tella

Printed: 3-Dec-19 5:49 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
C13		2	160 THE STANLEY 2	18-Aug-20
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 90243 16357	1	<i>GREAT ROOM</i> - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE ON MAIN FLOOR WITH HEARTH AND SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE. CENTER WINDOW IN GREAT ROOM IS DELETED Note:	\$ 4,045.00	Each
14 16390	1	<i>GREAT ROOM</i> - Box out optional fireplace by approx 6" into Great Room. Note width of box out to be approx 4'6" wide and up to underside of mantle.As per Schedule 'H'. Note:	\$ 125.00	Each
15 16392	1	<i>GREAT ROOM</i> - Upgrade std tile facing on optional boxed out fireplace in Great Room to Bronze series floor tile and Return, As per Schedule 'H'. Note:	\$ 200.00	Each
*16 88474 15342	1	<i>GREAT ROOM</i> - TRIM - FIREPLACES - MODERN TYPE 1 - OAK Note: Mantle in Great Room to be stained similar to Hardwood Flooring, as per Schedule 'H'.	*\$ 204.00	Each
*17 89583 15343	1	- - CURVED STAIRCASE - CARPET GRADE COMPLETE WITH BUILDERS STANDARDS Note: Curved staircase c/w standard carpet, As per Schedule 'H'.	*\$ 2,463.00	Each
18 88508 15345	1	- - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00	Each
19 87988 15353	1	- - REFRIDGERATOR - ESTAR - 19.6 C/F FRENCH DOOR - W/ EXT. WATER DISPENSER STAINLESS IN LIEU OF BONUS STAINLESS STEEL Note: Does not include waterline rough-in or connection, Level 3	\$ 952.00	Each
*20 127 15356	*1	- - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note:	\$ 75.00	Each
21 15359	1	<i>ENSUITE BATH</i> - Upgrade to Granite Level 1 in 5 Pce Luxury Ensuite approx. 6'-0" countertop, as per Schedule 'H'. Note: Edge detail to be selected at time of colour appointment.	\$ 1,090.00	Each
22 88493 15364	2	<i>ENSUITE BATH</i> - SINK - AMERICAN STANDARD STUDIO UNDERMOUNT 0614 - 000 Note: Only available with Solid Surface Countertops, TO BE INSTALLED IN 5 PCE LUXURY ENSUITE, As per Schedule 'H'.	\$ 808.00	
*23 89584 16337	1	<i>KITCHEN</i> - KITCHEN - OPTIONAL KITCHEN LAYOUT AS PER PLAN Note: OPTIONAL KITCHEN LAYOUT complete with Breakfast Bar in Laminate, AS PER PLAN.	*\$ 1,229.00	Each
*24 88294 16338	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Quote #OR2179 Rev.01 Dated 11/20/2019	*\$ 1,365.50	Each

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Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 764-2

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Internal B1A

Deerfield 2 - Phase 2

PURCHASER: Samson Zerisgi Tella

Printed: 3-Dec-19 5:49 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C13	2	160 THE STANLEY 2	18-Aug-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*25 88287 16339	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Quote # SS1941 REV.03 Dated 11/20/2019		*\$ 4,539.38	Each
*26 89691 16341	1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE Note: Upgrade from 4 Pce Luxury Ensuite Bonus, As per Schedule 'H'.		*\$ 1,724.00	Each
*27 88544 16346	1 - KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 UNDERMOUNT SINK Note: Only available with Solid Surface Countertops		*\$ 117.00	Each
28 103675 16347	1 - KITCHEN - CABINETS - UPC9-3B - BUILDERS STANDARD CABINETS - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 40IN UPPERS WITH CROWN MOULDING AND FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD Note: As per Sketch.		\$ 841.00	Each
29 1101 16348	1 - ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: BUILDER'S STANDARD SERIES CABINETS. TO BE INSTALLED IN 5 PCE LUXURY ENSUITE APPROXIMATELY CENTERED BETWEEN 2 SINKS, AS PER SCHEDULE 'H'.		\$ 675.00	Each
30 89727 16350	1 - KITCHEN - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - ISLAND - KITCHEN Note:		\$ 1,168.00	Each
31 89728 16351	1 - KITCHEN - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - KITCHEN PERIMETER Note:		\$ 1,836.00	Each
32 89610 16352	1 - KITCHEN - COUNTERTOP - KITCHEN OPTIONAL BREAKFAST BAR - GRANITE - LEVEL 1 Note: Laminat Breakfas Bar Upgrade added seperately to denote whether flush or raised - See # 33		\$ 627.00	Each
33 88205 16353	2 - ENSUITE BATH - BATHROOMS - DELTA ARA 568LF - MPU (CHROME) 1 HOLE LAVATORY FAUCET W/ CHANNEL SPOUT Note: To be installed in 5 Pce Luxury Ensuite, As per Schedule 'H'.		\$ 714.00	

Sub Total	\$26,417.88
HST	\$0.00
Total	\$26,417.88

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 764-3

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Purchaser Initials: _____

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