

## **Welcome to Rathwell Landing**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on January 16, 2020.

You now have five (5) business days from January 16, 2020 to obtain your Lawyer's & Financing approvals.

On or before, January 27, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multi Media locations & all upgrades up to drywall stage must be completed by February 13, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by February 24, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

**Rathwell Landing Sales Office**  
**613-435-8141**

Lot 298- Robichaud/ Jackson

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER\_RL.doc

July 30, 2018

1455 Youville Drive, Suite 210, Orleans, ON K1C 6Z7 Tel: (613) 837-1104 Fax: (613) 837-5901 *Valecraft.com*

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Allan Joseph Robichaud and Jane A. Jackson
<b>STREET</b>	666 Pepperville Cres.
<b>CITY, PROVINCE</b>	Kanata, Ontario
<b>POSTAL CODE</b>	K2M 0E4
<b>HOME PHONE</b>	613-435-4024
<b>WORK PHONE</b>	613-821-0400
<b>Cell Phone Purchaser (1)</b>	
<b>Cell Phone Purchaser (2)</b>	
<b>CIVIC</b>	159 Hickstead Way
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	4M-1589
<b>LOT (BUILDER'S LOT/UNIT)</b>	298
<b>MODEL #</b>	1016
<b>MODEL NAME</b>	McCabe
<b>DWELLING (MODEL#, ELEV, OPT)</b>	1016 McCabe Loft Std.
<b>ELEVATION</b>	Loft
<b>ORIENTATION</b>	Standard
<b>PHASE</b>	
<b>PROJECT</b>	Rathwell Landing
<b>SCHEDULES</b>	
<b>PURCHASER OFFER Formula 123</b>	
<b>PURCHASER OFFER base+up=Formula 4</b>	
<b>PURCHASER OFFER base=Formula 4</b>	
<b>Purchaser Offer INVESTMENT Form 123</b>	
<b>Purchaser Offer INVESTMENT Base+up =Form 4</b>	
<b>Purchaser Offer INVESTMENT Base =Form 4</b>	
<b>CLOSING DAY</b>	26
<b>CLOSING MONTH, YEAR</b>	November, 2020
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	November 26, 2020
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	24,000
<b>DEPOSIT 3)</b>	25,000
<b>SALES REPRESENTATIVE</b>	V.Hum
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	Mark Arbique
<b>STREET</b>	210-1335 Carling Ave.
<b>CITY, PROVINCE</b>	Ottawa, Ontario
<b>POSTAL CODE</b>	K1Z 8N8
<b>PHONE</b>	613-725-0303
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Allan Joseph Robichaud
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	666 Pepperville Cres. Kanata On K2M-0E4
<b>HOME PHONE</b>	613-435-4024
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1369 Greely Ln, Greely On K4P 1A1
<b>WORK PHONE</b>	613-821-0400
<b>OCCUPATION</b>	New Construction Manager
<b>ID TYPE</b>	Driver Licence
<b>ID NUMBER</b>	R6020-02657-60214
<b>PURCHASER 2</b>	Jane A. Jackson
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	666 Pepperville Cres. Kanata On K2M 0E4
<b>HOME PHONE</b>	613-435-4024
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	495 March Rd, Kanata, On K2K 3G1
<b>WORK PHONE</b>	613-270-1011
<b>OCCUPATION</b>	Software Sales Executive
<b>ID TYPE</b>	Driver Licence
<b>ID NUMBER</b>	J0062-38417-45906
<b>PART OF LOT(S)(singles)</b>	298
<b>PLACE SIGNED</b>	Ottawa
<b>EMAIL ADDRESS (1)</b>	
<b>EMAIL ADDRESS (2)</b>	aunt.buddy@hotmail.com
<b>DATE: October 4, 2019</b>	



SUMMARY OF PRICING  
Owner if base over max

DATE:

PROJECT: Rathwell Landing  
Reg'd Plan #: 4M-1589  
Name(s): Allan Joseph Robichaud  
Name(s): Jane A. Jackson

LOT NO: 298  
MODEL: 1016 McCabe Loft Std.

BASE PRICE: \$596,500.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$24,394.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$14,394.00

Elevation to Credits with 13% tax included

SUBTOTAL 2: \$15,461.24

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$611,961.24

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$611,961.24

PURCHASER OFFER : \$611,961.24

DIFFERENCE: \$0.00

\$10,000. decor credit +  
\$3000. loyalty bonus } have been applied  
in full & reflected  
in credit above

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$562,797.56
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$611,961.24
	ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

\*EXPECTED DATE OF CLOSING:

November 26, 2020

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

Owner if base over max

REV:October 4, 2019

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Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson			Printed: 12-Jan-20 1:52 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
298	2	1016 THE McCABE LOFT ELEV A	26-Nov-20
ITEM	QTY	EXTRA / CHANGE	PRICE
1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	Each
17087	Note:	Has been applied in full. Bonus of \$ 10,000has been applied to the purchase price	
2 17089	1	- KITCHEN - UPGRADE TO APPROX 8 FOOT ISLAND WITH FLUSH BREAKFAST BAR IN STANDARD LAMINATE COUNTERTOP AND STANDARD CABINETRY ROTATE ISLAND IN THE KITCHEN TO FACE GREAT ROOM	\$ 1,710.00
	Note:	*** NOTE WE WOULD NEED A SKETCH SHOWING DESIRED LOCATION OF NEW ISLAND AND ALSO NOTE STD LIGHTING FIXTURES TO REMAIN IN KITCHEN AND DINETTE *** AS PER SCHEDULE H DATED JANUARY 12, 2020	Each
3 17092	1	- KITCHEN/DINETTE - SUPPLY AND INSTALL EXTENDED PANTRY OPTION #1 (SEE ATTACHED SKETCH) C/W STD LAMINATE COUNTER TOP, STD CERAMIC TILE BACKSPLASH AND STD CABINETRY. NOTE STD ELECTRICAL OUTLET UPGRADED TO DEDICATED OUTLET	\$ 5,628.00
	Note:	As per sketch dated January 12, 2020	Each
4 32082	1	- ENSUITE - 5PC ENSUITE	\$ 6,146.00
17093	Note:	AS PER SCHEDULE H DATED JANUARY 12, 2020	Each
5 1101	1	- ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 675.00
17095	Note:	AS PER SCHEDULE H DATED JANUARY 12, 2020	Each
6 17097	1	- LAUZON ENGINEERED HARDWOOD - 6 1/4" OAK ESTATE STAINED STANDARD AREAS	\$ 3,706.00
	Note:	AS PER SCHEDULE H DATED JANUARY 12, 2020	Each
7 17098	1	- LAUZON ENGINEERED HARDWOOD - 6 1/4" OAK ESTATE STAINED IN BEDROOM #2	\$ 2,822.00
	Note:	AS PER SCHEDULE H DATED JANUARY 12, 2020	Each
8 17099	1	- LAUZON ENGINEERED HARDWOOD - 6 1/4" OAK ESTATE STAINED IN MASTER BEDROOM WITH OPTIONAL 5 PC ENSUITE	\$ 4,984.00
	Note:	AS PER SCHEDULE H DATED JANUARY 12, 2020	Each
*9 77796	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4)	*\$ 1,723.00
17219	Note:	note includes the kitchen and dinette area AS PER SCHEDULE H DATED JANUARY 12, 2020	Each
10 17222	1	- Loyalty Bonus of \$ 3000.00 has been used in full	<del>\$3,000.00</del>
	Note:		Each
11 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	
17234	Note:		Each
12 86320	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	
17235	Note:		Each

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Victoria Hum  
LOCKED BY:  
PE 433-1  
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_







Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson

Printed: 12-Jan-20 1:52 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
298	2	1016 THE McCABE LOFT ELEV A	26-Nov-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 90187  17236	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)  Note:		Each
14 90189  17237	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note:		Each
15 90188  17238	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE  Note: Excluding Corner Cabinetry Where Applicable		Each
16 90186  17239	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H  Note: Does Not Include Electrical Rough-Ins as per schedule H		Each

Sub Total	\$24,394.00
HST	\$0.00
Total	\$24,394.00

Payment Summary

<u>Paid By</u>	<u>Amount</u>
<u>Total Payment:</u>	

PURCHASER: \_\_\_\_\_  
Allan Joseph Robichaud

12-Jan-20  
DATE

VENDOR: \_\_\_\_\_  
PER: Valecraft Homes Limited

DATE: \_\_\_\_\_

PURCHASER: \_\_\_\_\_  
Jane A. Jackson

12-Jan-20  
DATE

PREPARED BY: Victoria Hum

LOCKED BY:

PE 433-2

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



Valecraft  
Homes Ltd.



## Loyalty Rewards Program



**Enjoy a \$3,000 décor bonus if you've already lived in and loved a new Valecraft home.**

At Valecraft Homes, we believe in showing our appreciation to our repeat customers. As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Loyalty Reward Program gives you the opportunity to upgrade your next new Valecraft home.

If you purchase a new Valecraft home, you'll receive a \$3,000 décor bonus as a thank you.

### HOW IT WORKS:

To qualify for the Loyalty Rewards Program, you must:

- Register your intent to purchase a new Valecraft home.
- Sign an agreement to purchase your new Valecraft home within 90 days of registering.

### LOYALTY FORM

To apply for the Loyalty Rewards Program, fill in the form below and submit it to a Valecraft Homes Sales Consultant.

PURCHASER (s)		
FIRST NAME, LAST NAME Allan Joseph Robichaud		
FIRST NAME, LAST NAME Jane A. Jackson		
CURRENT MAILING ADDRESS New address- 159 Hickstead Way		
CITY Ottawa	PROVINCE On	POSTAL CODE K2S 0Z7
UNIT NUMBER 298	COMMUNITY Rathwell Landing	
PHONE 613-435-4024	EMAIL ADDRESS	
SIGNATURE Jan 12/2020	DATE SIGNED Jan 12/2020	

PREVIOUS VALECRAFT ADDRESS	
CIVIC ADDRESS 666 Pepperville Cres	
UNIT NUMBER T32	COMMUNITY Trailwest 075

OFFICE USE ONLY	
DATE COMPLETED Jan 12/20	SALES CONSULTANT Victoria S. H.
DATE COMPLETED Jan 16/2020	HEAD OFFICE APPROVAL A. B.

\*Terms and conditions: Welcome back! We appreciate your loyalty to Valecraft Homes Ltd. Please enjoy a \$3,000 design centre bonus to enhance your next experience. 1) To be eligible, you must currently own and reside in a new Valecraft home. That includes any Valecraft home community, not only the one you are interested in. 2) Homeowners need to register on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3) During the first visit, a guest registration card and a loyalty program form must be filled out in its entirety. 4) Following registration, the purchaser(s) must enter into an agreement of purchase and sale, and firm up within 90 days of registration into this program. This agreement of purchase and sale must include the purchaser(s) name indicated on the registration form. 5) Broker referrals do not apply in conjunction with the loyalty program. 6) Homeowners would receive an additional \$3,000 décor bonus, to be indicated on the original agreement of purchase and sale, and applied to the final total of the home including taxes. 7) The loyalty program includes all applicable taxes at a rate of 5.2%. 8) Valecraft Homes Ltd. reserves the right to alter or cancel the loyalty program in whole or in part, and at any time, at their sole absolute discretion.