

Welcome to Place St. Thomas 3

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on January 28, 2020.

You now have five (5) business days from January 28, 2020 to obtain your Lawyer's & Financing approvals.

On or before February 6, 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 24, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by March 9, 2020 as stated in clause 5 of the Agreement of Purchase and Sale.

Place St. Thomas Sales Office
613-370-0288

VH 2019 Phase 3 Lot 8 – De La Paz/ Badel

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Jose Jr De La Paz & Jenalyn Crystal Badel
STREET	708 - 138 Somerset St W
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K2P 0A3
HOME PHONE	613-620-1703
WORK PHONE	613-620-1703
Cell Phone Purchaser (1)	613-620-1703
Cell Phone Purchaser (2)	613-620-3544
CIVIC	529 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	8
MODEL #	825
MODEL NAME	Bradley 3Bed
DWELLING (MODEL#, ELEV, OPT)	825, B, Rev
ELEVATION	B
ORIENTATION	Reverse
PHASE	3
PROJECT	Place St. Thomas 3
SCHEDULES	
PURCHASER OFFER Formula 123	\$448,509.00
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
CLOSING MONTH, YEAR	November, 2020
CLOSING DATE (MONTH DAY, YEAR)	November 24, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	A. Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Jose Jr De La Paz
HOME ADDRESS (STREET, CITY, POSTAL CODE)	708 - 138 Somerset St W., Ottawa ON K2P 0A3
HOME PHONE	613-620-1703
WORK ADDRESS (STREET, CITY, POSTAL CODE)	708 - 138 Somerset St W., Ottawa ON K2P 0A3
WORK PHONE	613-620-1703
OCCUPATION	Software Developer
ID TYPE	Driver's Licence
ID NUMBER	D2346-41058-10619
PURCHASER 2	Jenalyn Crystal Badel
HOME ADDRESS (STREET, CITY, POSTAL CODE)	708 - 138 Somerset St W., Ottawa ON K2P 0A3
HOME PHONE	613-620-3544
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1745 Ellice Ave., Winnipeg MB R3H 1A6
WORK PHONE	204-895-1244
OCCUPATION	Consultant
ID TYPE	Canadian Passport
ID NUMBER	HH409435
PART OF LOT(S)(singles)	8
PLACE SIGNED	
EMAIL ADDRESS (1)	jwataru@gmail.com
EMAIL ADDRESS (2)	jen_badel@yahoo.com
DATE: October 4, 2019	

SUMMARY OF PRICING - VH2019

Formula 1,2 &3

DATE:

PROJECT: Place St. Thomas 3
Reg'd Plan #: 50M-338
Name(s): Jose Jr De La Paz
Name(s): Jenalyn Crystal Badel

LOT NO: 8
MODEL: 825, B, Rev

BASE PRICE: \$429,900.00
ELEVATION: \$4,500.00
LOT PREMIUM:
END LOT PREMIUM:
NET TOTAL COST OF UPGRADES: \$24,109.00
CREDITS: -\$10,000.00
Elevation to Credits with 5.2% tax included
Elevation to Credits with 13% tax included
SUBTOTAL 1: \$18,609.00
SUBTOTAL 2:

5.2% TOTAL: \$448,509.00
TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$454,165.35
PURCHASER OFFER: \$448,509.00
PURCHASER OFFER HST INCLUDED: \$454,165.35
DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to the purchase price. -\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 3	\$419,831.52
TOTAL INCLUDING ALL APPLICABLE HST:		\$454,165.35
ADDITIONAL HST DUE ON CLOSING:		\$5,656.35

COMMENTS:

*EXPECTED DATE OF CLOSING: November 24, 2020

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

Owner Formula 1,2 &3

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Jose Jr De La Paz and Jenalyn Crystal Badel		Printed: 22-Jan-20 3:11 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	3	825 THE BRADLEY 3 BED ELEV B	24-Nov-20
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			
1 87529 17439	1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Bonus of \$10,000.00 has been applied to the purchase price.		Each
2 90159 17440	1 - BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins		Each
3 90161 17441	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
4 90162 17442	1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:		Each
5 90160 17443	1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:		Each
6 87505 17444	1 - - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note:		Each
7 90163 17445	1 - - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:		Each
8 16659	1 - POWDER ROOM - Re-Design Powder Room to include an Acrylic 5FT x 3FT Shower c/w seat and by-pass door (no top) and add for a std series vanity with sink in lieu of ped sink. Note 1 fixed window in Dining Room to be deleted. Powder Room wdw to be centered above toilet. Note: - Powder Room redesign as per Schedule H. - 1 fixed window in Dining Room to be deleted. - Powder Room window to be centered above toilet.	\$ 2,910.00	Each
9 16941	1 - BASEMENT - Upgrade To Open Finished Staircase To Basement (Closed Stringers). Note: Upgrade To Open Finished Staircase To Basement (Closed Stringers). Includes Builder'S Standard Railing approx 4ft On The First Floor Complete With Nosing, Self Supporting Stringer (Main) Builders Standard Carpet On Basement Stairs And Approximately 3Ft X 4 Ft Landing At Base Of Basement Stairs, Oak Handrail, Oak Nosing & Ceiling Light.	\$ 4,539.00	Each
10 12774 16942	1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE Note:	\$ 5,287.00	Each
*11 62403 16943	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS Note: - 3 1/8" Stained Oak Engineered Hardwood	*\$ 1,684.00	Each

Internal B1A
Place St. Thomas - Phase 3

PURCHASERS: Jose Jr De La Paz and Jenalyn Crystal Badel

Printed: 22-Jan-20 3:11 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
8	3	825 THE BRADLEY 3 BED ELEV B	24-Nov-20
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE
*12 62401	1 - OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY (10B)	*\$ 2,029.00	Each
16944	Note: - 3 1/8" Stained Oak Engineered Hardwood		
13	1 - KITCHEN - Supply & Install Quartz Level 1 Countertop in Kitchen including Island with Flush Breakfast Bar.	\$ 4,724.00	Each
16945	Note: - Standard Kitchen Layout including Island with Flush Breakfast Bar		
14	1 - KITCHEN - UPC9-2B - Includes Upgrade to 40IN Uppers with Filler Detail on Upper Kitchen Cabinetry to Upgraded Bulkhead - Approx 26IN Deep x 10IN High	\$ 954.00	Each
16946	Note: - Purchaser acknowledges & accepts that 40in kitchen cabinetry upgraded wood doors will have center style. - Standard Kitchen Layout - Standard Level Cabinetry - Bulkhead extended through Dinette		
15	1 - GREAT ROOM - Supply & Install a box in the Vaulted Great Room Ceiling to Level Out Future Fixture (Ceiling Light or Fan) c/w re-inforced electrical outlet.	\$ 350.00	Each
16947	Note:		
16 28042	1 - KITCHEN - KITCHEN SINK - FRANKE TECHNA TCX110-29 STAINLESS STEEL UNDERMOUNT SINK	\$ 970.00	Each
16952	Note: Only available with Solid Surface Countertops		
17 8	1 - KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 662.00	Each
17446	Note: Does not include modifications to cabinetry or electrical for new microwave location		

Sub Total	\$24,109.00
HST	\$0.00
Total	\$24,109.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: Jose Jr De La Paz JAN 23, 2020
DATE

PURCHASER: Jenalyn Crystal Badel 01/23/20
DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

DATE: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 753-2
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____