

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 15, 2020.

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

On or before January 28, 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 11, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by February 25, 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 21 – Mills

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Michael Mills & Nicole Mills
STREET	233 Rue De L'Atmosphere
CITY, PROVINCE	Gatineau, Quebec
POSTAL CODE	J9A 3P1
HOME PHONE	819-778-2795
WORK PHONE	N/A
Cell Phone Purchaser (1)	N/A
Cell Phone Purchaser (2)	N/A
CIVIC	581 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	21
MODEL #	1015
MODEL NAME	Murry
DWELLING (MODEL#, ELEV, OPT)	1015, Cust, Std
ELEVATION	Custom
ORIENTATION	Standard
PHASE	3
PROJECT	Place St. Thomas 3
SCHEDULES	
PURCHASER OFFER Formula 123	\$443,139.00
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	10
CLOSING MONTH, YEAR	November, 2020
CLOSING DATE (MONTH DAY, YEAR)	November 10, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	A. Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Chantal Sabourin
STREET	964 Notre Dame
CITY, PROVINCE	Embrun, Ontario
POSTAL CODE	K0A 1W0
PHONE	613-445-3923 x115
<u>SCHEDULE 1</u>	
PURCHASER 1	Michael Mills
HOME ADDRESS (STREET, CITY, POSTAL CODE)	233 Rue De L'Atmosphere, Gatineau QC J9A 3P1
HOME PHONE	819-778-2795
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Permis De Conduire
ID NUMBER	M4206-031151-08
PURCHASER 2	Nicole Mills
HOME ADDRESS (STREET, CITY, POSTAL CODE)	233 Rue De L'Atmosphere, Gatineau QC J9A 3P1
HOME PHONE	819-778-2795
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Permis De Conduire
ID NUMBER	M4206-081153-04
PART OF LOT(S)(singles)	21
PLACE SIGNED	
EMAIL ADDRESS (1)	redmills@hotmail.com
EMAIL ADDRESS (2)	redmills@hotmail.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): Michael Mills
Name(s): Nicole Mills

LOT NO: 21
MODEL: 1015, Cust, Std

BASE PRICE: \$396,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$56,239.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$46,239.00

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL: \$443,139.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$448,430.75

PURCHASER OFFER: \$443,139.00

PURCHASER OFFER HST INCLUDED: \$448,430.75

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	\$415,330.26
TOTAL INCLUDING ALL APPLICABLE HST:		\$448,430.75
ADDITIONAL HST DUE ON CLOSING:		\$5,291.75

COMMENTS:

*EXPECTED DATE OF CLOSING:

November 10, 2020

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

Owner Formula 1,2 &3 September 9, 2019

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Michael Mills and Nicole Mills		Printed: 13-Jan-20 12:55 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	3	1015 THE MURRY ELEV C	10-Nov-20
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
1 87529	1 -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00	Each
16667	Note: Bonus of \$10,000.00 has been applied in full to the purchase price.		
2 90159	1 -	BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	Each
16668	Note: Does Not Include Electrical Rough-Ins		
3 90161	1 -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	Each
16669	Note: Excluding Corner Cabinetry Where Applicable		
4 90162	1 -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	Each
16670	Note:		
5 90160	1 -	STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	Each
16671	Note:		
6 90163	1 -	ENSUITE BATH - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	Each
16672	Note:		
7	1 -	Custom Exterior Elevation - Replace Decorative Window w/ 3 Decorative Stones. Upgrade Siding to Full Front Stone Finish. Reduce Height of Front Window & Install Transom Window. Posts include Stone base with Aluminum capped upper half.	\$ 13,970.00 Each
16054	Note: Custom Exterior Elevation as per Schedule H		
8	1 -	GREAT ROOM - Widen Great Room by Approximately 1 foot. Fireplace & great room windows centered with larger great room. Master Bedroom widened by approximately 1 foot. (Great Room Approx. 11'11" x 15'0", Master Bedroom Approx. 11'9" x 15'0")	\$ 8,823.00 Each
16058	Note: -Great Room & Master Bedroom as per Schedule H - Home bumped out approximately 2 feet - Master Bedroom Window centered.		
9	1 -	Delete 3 x A P 2424 Picture Windows in Dining Room and Supply and Install 2 x C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 2006).	\$ 487.00 Each
15072	Note: Dining Room as per Schedule H		
*10 1003	1 -	FLAT CEILING IN WHOLE HOUSE (BUNGALOW)	*\$ 1,671.00 Each
16227	Note: Does not include additional basement areas		
11	1 -	KITCHEN/DINETTE - Extend Kitchen Upper & Lower Cabinetry Approximately 26" in Dinette. Lower extension includes 24" opening for future wine fridge. Electrical outlet to be added through S&S Electric. Supply 2 x Full Pantry (approx 18" Deep) between Extension & Patio Door.	\$ 5,873.00 Each
15076	Note: Kitchen/Dinette as per Schedule H		
12 101	2 -	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 1,518.00
15077	Note: on each side of stove. As per attached		



Internal B1A

Place St. Thomas - Phase 3

PURCHASERS: Michael Mills and Nicole Mills

Printed: 13-Jan-20 12:55 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	3	1015 THE MURRY ELEV C	10-Nov-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 878 15080	1	KITCHEN - LOWER CABINETS - SPICE TRAY Note: - Please install in 3rd drawer from the top (Utensil BoD)	\$ 92.00 ✓	Each
14 108 15081	1	KITCHEN - LOWER CABINETS - MELAMINE SLIDE OUT FOR GARBAGE (BIN NOT INCLUDED) Note:	\$ 759.00 ✓	Each
15 15082	5	KITCHEN - Supply & Install Slide Out Shelving in Standard Pantry. Note: ✓	\$ 950.00 ✓	Each Dan Q497-1 8
16 15086	1	KITCHEN - Upgrade Standard Kitchen Pantry Doors to Shaker Style Stained Birch Doors (no glass inserts) Note: Kitchen as per Schedule H ✓	\$ 2,198.00 ✓	Each Dan Q497-2 9
17 15088	1	KITCHEN/DINETTE - Supply & Install Upc9-2B. Includes Upgrade to 40" Uppers with Filler Detail on Upper Cabinetry to Upgraded Bulkhead (Approx. 26" Deep X 10" High). Standard Level Cabinetry Note: - Includes Extended Upper Cabinetry and Pantries in Dinette. - Upgraded 40" wood doors will have center style. - Kitchen as per Schedule H ✓	\$ 1,066.00 ✓	Each Dan Q497-2 10
18 15090	1	KITCHEN/DINETTE - Supply & Install Quartz Level 1 Countertop in Kitchen including extended countertop in Dinette & Island with Flush Breakfast with Waterfall countertop on end closest to Dinette. Note: Kitchen as per Schedule H ✓	\$ 6,563.00 ✓	Each Dan Q497-2 11
19 8 15092	1	KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS Note: Does not include modifications to cabinetry or electrical for new microwave location ✓	\$ 662.00 ✓	Each
20 15094	1	ENSUITE BATH - Upgrade Ensuite Bathroom to Include Double Vanity approx 60"wide (Standard Laminate Countertop) and 5' x 3' Walk-In Shower with Halo Glass Sliding Doors & Chrome Trim. (Standard Level Ceramic Wall Tiles) Note: *** Ensuite will be bumped into Bedroom #2 to accomodate the larger vanity & walk-in shower *** *** Mirror to be enlarged and light fixture to be centered over the vanity *** - Ensuite Bathroom as per Schedule H ✓	\$ 3,921.00 ✓	Each Dan Q497-2 13
*21 80584 15095	1	ENSUITE BATH - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - ENSUITE BATHROOM - STANDARD (19) Note: - Double Vanity ✓	*\$ 999.00 ✓	Each Dan Q497-2 14
*22 3161 15096	1	- STAIRS - BASEMENT - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. ✓	*\$ 3,877.00 ✓	Each Dan Q497-2 15
*23 61671 15097	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS Note: - 3 1/8" Stained Maple - Includes additional 2 feet extension ✓	*\$ 2,090.00 ✓	Each Dan Q497-3 16

Vendor Initials: _____

Purchaser Initials: LM mm

PREPARED BY: Adam Bowman

LOCKED BY:

PE 497-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 3

PURCHASERS: Michael Mills and Nicole Mills

Printed: 13-Jan-20 12:55 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	3	1015 THE MURRY ELEV C	10-Nov-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
24		1 - FOYER - UPGRADE STD SWING DOORS FOR FOYER CLOSET WITH MIRRORED FRAMELESS SLIDING DOORS	\$ 200.00	Each
15847	Note:			✓ Dan Q497-3 21
25		1 - OFFICE - Upgrade Standard Closet Doors to Sliding Cambridge doors.	\$ 260.00	Each
15104	Note:			✓ Dan Q497-3 22
26		1 - BEDROOM 2 - Upgrade Standard Closet Doors to Cambridge Sliding Doors.	\$ 260.00	Each
15105	Note:			✓ Dan Q497-3 23

Sub Total	\$56,239.00
HST	\$0.00
Total	\$56,239.00

Payment Summary

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

PURCHASER: Michael Mills 14 Jan 2020
Michael Mills DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

PURCHASER: Nicole Mills 14-01-2020
Nicole Mills DATE

DATE: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 497-3

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____