



Exceeding
Expectations
Since 1982

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 February 14, 2020

You now have ten (10) days from February 15, 2020 to obtain your Lawyer's & Financing approvals.

On or before February 26, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Deerfield Village 2 Sales Office
613-421-8142

Lot G37 – Ayoub

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PURCHASERS ADDRESS:	
PURCHASERS NAME(S)	Leila Ayoub ✓
STREET	3808 Alderwood Street ✓
CITY, PROVINCE	Ottawa, Ontario ✓
POSTAL CODE	K1T 2G1 ✓
HOME PHONE	613-247-7698
WORK PHONE	1-800-738-7955
CELL PHONE (1)	613-914-9956
CELL PHONE (2)	
BUILDER'S REF # DWELLING	G37 ✓
CIVIC	726 Dearborn Private ✓
PLAN	4M-1290 ✓
Part Of Lot #	
MODEL #	160-2 ✓
MODEL NAME	Stanley 2 ✓
DWELLING (MODEL# & name & std/rev)	160-2 Stanley 2 Std W/O ✓
PROJECT	Deerfield Village 2 ✓
SCHEDULES	
PURCHASER OFFER Formula 123	\$468,140.00
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	11 ✓
CLOSING MONTH, YEAR	June, 2020 ✓
CLOSING DATE (MM/ DD/YY)	June 11, 2020 ✓
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$14,000.00
DEPOSIT 3)	
SALES REPRESENTATIVE	Nicole Trudel
SOLICITORS INFO	
SOLICITOR NAME	Louis Guertin
STREET	217-2451 St Joseph Blvd.
CITY, PROVINCE	Orleans ON
POSTAL CODE	K1C 1E9
PHONE	613-830-7204
SCHEDULE T	
PURCHASER 1	Leila Ayoub ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	3808 Alderwood St., Ott., Ont., K1T 2G1 ✓
HOME PHONE	613-247-7698
WORK ADDRESS (STREET, CITY, POSTAL CODE)	50 Vogel Rd., Richmond Hill, Ont., L4B 3K4
WORK PHONE	1-800-738-7955
OCCUPATION	Sales Representative
ID TYPE	Driver's Licence ✓
ID NUMBER	A9674-45408-25609 ✓
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)	layoub11@gmail.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING FORMULA 1 2 & 3

DATE:

PROJECT: Deerfield Village 2

LOT NO: G37

Reg'd Plan #: 4M-1290

MODEL: 160-2 Stanley 2 Std W/O

Name(s): Leila Ayoub

Name(s):

BASE PRICE DWELLING: \$429,900.00 ✓

LOT PREMIUM: \$15,000.00 ✓

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$23,240.00 ✓

Elevation to Credits with 5.2% tax included

Elevation to Credits with 13% tax included

CREDITS:

SUBTOTAL 1: \$38,240.00 ✓

SUBTOTAL 2:

5.2% TOTAL: \$468,140.00 ✓

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$475,129.22

PURCHASER OFFER: \$468,140.00 ✓

PURCHASER OFFER HST INCLUDED: \$475,129.22

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 3	\$436,286.67	✓
	TOTAL INCLUDING ALL APPLICABLE HST & REBATES:			\$475,129.22	
	ADDITIONAL HST DUE ON CLOSING:			\$6,989.22	

COMMENTS:

*EXPECTED DATE OF CLOSING:

June 11, 2020

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Leila Ayoub ✓

Printed: 29-Jan-20 7:13 pm

LOT NUMBER G37 ✓	PHASE 2 ✓	HOUSE TYPE 160 THE STANLEY 2 ✓	CLOSING DATE 11-Jun-20 ✓
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ITEM #	DESCRIPTION	PRICE	UNIT
*1 90568 9503	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 9504	1 - - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER AS PER PLAN Note: See #21 ✓	\$ 0.00	Each ✓
*3 90831 9505	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 9506	*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 90182 9507	1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00	Each ✓
*6 90184 9508	1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each ✓
*7 90183 9509	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 ✓
*8 90181 9510	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 ✓
9 ✓ 89701 9511	1 - BEDROOM 2 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 2 (14) Note: as per schedule 'H'	\$ 2,222.00	Each ✓
10 ✓ 89702 9512	1 - BEDROOM 3 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 3 (15) Note: as per schedule 'H'	\$ 2,454.00	Each ✓
11 ✓ 89703 9513	1 - KITCHEN - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - KITCHEN (4) Note: as per schedule 'H'	\$ 688.00	Each ✓
*12 90947 9514	1 - UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY Note: as per schedule 'H' ✓	*\$ 1,827.00	Each ✓

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY: Jenn Humphrey
PE 504-1
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	DATE: _____

Internal B1A Deerfield 2 - Phase 2

PURCHASER: Leila Ayoub

Printed: 29-Jan-20 7:13 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G37	2	160 THE STANLEY 2	11-Jun-20

DATE: 2020-01-29 10:19 AM	INTERNAL B1A
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*13 90958 9515	1 - GREAT ROOM - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS Note: as per schedule 'H' ✓✓	*\$ 903.00 ✓✓	Each
14 9516	1 - - Supply and Install Lauzon stained hardwood flooring 3 1/8" wide in all standard areas, as per schedule 'H'. ✓✓ Note:	\$ 1,312.00 ✓✓	Each
15 9517	1 - - Upgrade to an Oak Staircase with Veneered Risers & Stringers and Solid Treads. The purchasers Acknowledge and accept that 3 1/8" Engineered Hrdw Flooring will be installed on the Landing (Where applicable). To Ensure Product Stability Proper Humidity Note: Main staircase to second level, Levels are to be maintained, As per Schedule 'H'. ✓✓	\$ 5,471.00 ✓✓	Each
*16 ✓ 90243 9544	1 - - 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
*17 88290 9547	1 - - FLAT CEILING IN WHOLE HOUSE Note: Does not include additional basement areas	*\$ 1,539.00 ✓✓	Each
*18 ✓ 88179 9549	*1 - - FIREPLACE FAN KIT W/LOW VOLTAGE SWITCH (DECORA DEVICE) Note:	*\$ 524.00 ✓✓	Each
19 10544	1 - KITCHEN - Kitchen- Cabinetry- UPC9-2A includes upgrade to 40" uppers with filler detail on upper kitchen cabinetry to standard bulkhead Approx. 26" deep x 10" high. Note: Standard Series cabinets. Purchaser Acknowledges and accepts that 40in Kitchen cabinetry upgraded wood doors will have center style	\$ 421.00 ✓✓	Each
20 ✓ 1101 9551	1 - ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: To be installed in Master bathroom Ensuite, between two sinks, as per Schedule 'H'.	\$ 675.00 ✓✓	Each
21 ✓ 9552	1 - ENSUITE BATH - 5 Pce Ensuite, as per Schedule 'H'. Note: If 4 Pce Luxury have been taken as a Bonus. Client pays the difference.	\$ 1,703.00 ✓✓	Each
22 ✓ 9553	1 - MASTER BEDROOM - Supply and Install Stained Hardwood Floors, Lauzon Engineered 3 1/8" wide in Master Bedroom, in lieu of Standard, as per Schedule 'H'. Note:	\$ 4,133.00 ✓✓	Each

Sub Total	\$27,917.00
HST	\$0.00
Total	\$27,917.00

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY: Jenn Humphrey
PE 504-2
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Leila Ayoub

Printed: 29-Jan-20 7:14 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G37	2	160 THE STANLEY 2	11-Jun-20
23 87999 9590	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: As per Sketch ✓ ✓		\$ 759.00 Each ✓ ✓
*24 88508 9600	1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:		*\$ 75.00 Each ✓ ✓
*25 127 9610	*1 - KITCHEN - TILE - WALL - UPGRADE - BRONZE -- KITCHEN (4) - BRONZE Note:		*\$ 45.00 Each ✓ ✓
*26 124 9611	*1 - KITCHEN - TILE - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - KITCHEN (4) - . Note: Backsplash <i>HORIZONTAL 1/2 BRICK INSTALL</i>		\$ 30.00 Each ✓ ✓
*27 89608 10007	1 - KITCHEN - COUNTERTOP - ADD OPTIONAL FLUSH SQUARED BREAKFAST BAR - BUILDER'S STANDARD COUNTERTOP Note: As per Sketch ✓ ✓		*\$ 537.00 Each ✓ ✓
*28 89725 10008	1 - ENSUITE BATH - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - ENSUITE BATHROOM - OPTIONAL 4PC ENSUITE Note: <i>EDGED EDGE DETAIL</i> ✓ ✓		*\$ 868.00 Each ✓ ✓
*29 89727 9615	1 - KITCHEN - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - ISLAND - KITCHEN Note: <i>EDGED EDGE DETAIL</i> ✓ ✓		*\$ 868.00 Each ✓ ✓
*30 89728 9616	*1 - KITCHEN - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - KITCHEN (4) Note: <i>EDGED EDGE DETAIL</i> ✓ ✓		*\$ 2,120.00 Each ✓ ✓
*31 89610 10009	1 - KITCHEN - COUNTERTOP - KITCHEN OPTIONAL BREAKFAST BAR - GRANITE - LEVEL 1 Note: <i>EDGED EDGE DETAIL</i> ✓ ✓ Laminate Breakfast Bar Upgrade added separately to denote whether flush or raised		*\$ 883.00 Each ✓ ✓
*32 89783 10010	1 - MAIN BATHROOM - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM (18) Note: <i>EDGED EDGE DETAIL</i> ✓ ✓		*\$ 700.00 Each ✓ ✓
*33 88378 10011	1 - KITCHEN - KITCHEN SINK - FRANKE TECHNA TCX110-29 STAINLESS STEEL UNDERMOUNT SINK Note: Only available with Solid Surface Countertops ✓		*\$ 505.00 Each ✓ ✓
34 88433 9630	1 - KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST Note:		\$ 357.00 Each ✓ ✓

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Samar Merhi
LOCKED BY: Jenn Humphrey
PE 513-1
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	_____
DATE: _____	_____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Leila Ayoub

Printed: 29-Jan-20 7:14 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G37	2	160 THE STANLEY 2	11-Jun-20
Item Description			
*35 88274	3 - - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE		*\$ 792.00
10012	Note: In Main Bathroom, Ensuite Bathroom & Powder Room		✓
36 88218	1 - ENSUITE BATH - BATHROOMS - DELTA VERO ROMAN TUB FAUCET ONLY T2753 R2707		\$ 388.00
9851	Note: Ensuite Bathroom.		Each ✓
*37 88272	1 - ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253		*\$ 373.00
10013	Note: Ensuite Bathroom		Each ✓
*38 88571	2 - - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000		*\$ 798.00
10015	Note: Only available with Solid Surface Countertops (see items #6 & 10.) In Main and Ensuite Bathrooms		✓
39 99977	1 - KITCHEN - Supply Whirlpool Stainless Steel French Door with External Water Dispenser Refrigerator WRF560SEHZ in lieu of bonus basic stainless steel refrigerator.		\$ 952.00
10016	Note:		Each ✓
40 88469	1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION		\$ 233.00
9857	Note:		Each ✓
41 99978	1 - KITCHEN - Extend upper refrigerator cabinet to be approx. 24" with 1 gable end in standard level cabinetry in lieu of builders standard.		\$ 484.00
10017	Note:		Each ✓
42	1 - BEDROOM 2 - Delete item #9 from B1As: Lauzon Engineered Hardwood 3-1/8" Stained Bedroom		-\$2,222.00
10411	Note:		Each ✓
43	1 - BEDROOM 3 - Delete item #10 from B1As: Lauzon Engineered Hardwood 3-1/8" Stained Bedroom		-\$2,454.00
10414	Note:		Each ✓
44	1 - KITCHEN - Delete item #11 from B1As: Lauzon Engineered Hardwood 3-1/8" Stained Kitchen		-\$688.00
10591	Note:		Each ✓
45	1 - - Delete item #16 from B1As: Fireplace- Optional Direct Vent Fireplace....		-\$4,045.00
10592	Note:		Each ✓
46	1 - - Delete item #18 from B1As: Fireplace Fan Kit...		-\$524.00
10593	Note:		Each ✓

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Samar Merhi

LOCKED BY: Jenn Humphrey

PE 513-2

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL
PER: _____

DATE: _____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Leila Ayoub

Printed: 29-Jan-20 7:14 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G37	2	160 THE STANLEY 2	11-Jun-20
47	1 - <i>ENSUITE BATH</i> - Delete item #20 from B1As: Ensuite Bath-Lower Cabinets-LC Bank Of Drawers (4 Drawers)		- \$675.00
10594	Note:		Each
48	1 - <i>ENSUITE BATH</i> - Delete item #21 from B1As: Ensuite Bath- 5 Pce Ensuite... 4PC ENSUITE TO BE INSTALLED AS PER B1A #2		- \$1,703.00
10595	Note:		Each
49	1 - <i>MASTER BEDROOM</i> - Delete item #22 from B1As: Lauzon Engineered Hardwood 3-1/8" Stained Master Bedroom...		- \$4,133.00
10596	Note:		Each
50	1 - - S&S: Standard Electrical Layout.		\$ 0.00
10597	Note:		Each
51	1 - - Orbital: 5 Standard Multimedia Locations as per attached Sketch.		\$ 0.00
10598	Note:		Each

Sub Total	\$-4,677.00
HST	\$0.00
Total	\$-4,677.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Leila Ayoub

29-Jan-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

PREPARED BY: Samar Merhi

LOCKED BY: Jenn Humphrey

PE 513-3

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Valecraft
Homes Ltd.



Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

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

REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME, LAST NAME Justin Tom Thomas Melanie Lydia Thomas		
CURRENT MAILING ADDRESS 728 Dearborn Private		
CITY Ottawa	PROVINCE Ontario	POSTAL CODE K1T 0W4
COMMUNITY Deerfield Village 2	UNIT NUMBER G38	CLOSING DATE June 16, 2020
PHONE 613-720-6479	EMAIL ADDRESS justinthomas1832@gmail.com	
SIGNATURE <i>Melanie Thomas</i>	DATE SIGNED January 29th, 2020	

PURCHASER (s)		
FIRST NAME, LAST NAME Leila Ayoub		
FIRST NAME, LAST NAME		
COMMUNITY Deerfield Village 2	UNIT NUMBER G37	CLOSING DATE June 11, 2020
NEW ADDRESS 726 Dearborn Private		POSTAL CODE K1T 0W4
PHONE 613-247-7698	EMAIL ADDRESS layoub11@gmail.com	
SIGNATURE <i>L. Ayoub</i>	DATE SIGNED January 29th, 2020	

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED February 14, 2020	HEAD OFFICE APPROVAL <i>ABL</i>

*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential 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. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes Ltd reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.