



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on February 21, 2020.

You now have five (5) business days from February 21, 2020 to obtain your Lawyer's & Financing approvals.

On or before, February 28, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Rathwell Landing Sales Office
613-435-8141

Lot C13 – Lobo

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Gregory Herrick Lobo and Sushma Margaret Lobo
STREET	2413 Regatta Ave.
CITY, PROVINCE	Nepean, Ontario
POSTAL CODE	K2J 0T8
HOME PHONE	613-700-5314
WORK PHONE	
Cell Phone Purchaser (1)	613-700-5314
Cell Phone Purchaser (2)	613-700-1027
CIVIC	1162 Beckett Crescent ✓
AGREEMENT BLOCK#	388 ✓
PLAN	4M-1589 ✓
LOT (BUILDER'S LOT/UNIT)	C13 ✓
MODEL #	130
MODEL NAME	Lewis
DWELLING (MODEL#, ELEV, OPT)	130 Std Lewis ✓
ELEVATION	
ORIENTATION	Standard ✓
PHASE	1
PROJECT	Rathwell Landing
SCHEDULES	, "C-1", "H" & "O"
PURCHASER OFFER Formula 123	\$472,000.00
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	17
CLOSING MONTH, YEAR	March, 2020
CLOSING DATE (MONTH DAY, YEAR)	March 17, 2020
DEPOSIT 1)	15,000
DEPOSIT 2)	
DEPOSIT 3)	
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Louis Guertin
STREET	217-2451 havel ST. Joseph Blvd
CITY, PROVINCE	Orlean, on
POSTAL CODE	K1C 1E9
PHONE	613-830-7205 x 222
<u>SCHEDULE T</u>	
PURCHASER 1	Gregory Herrick Lobo ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	2413 Regatta Ave. Nepean, On K2J 0T8 ✓
HOME PHONE	613-700-5314
WORK ADDRESS (STREET, CITY, POSTAL CODE)	CIBC 1-1365 Baseline & Clyde Ottawa, On K2C 3G1
WORK PHONE	613-274-3560 x 347
OCCUPATION	Financial Advisor
ID TYPE	Driver Licence ✓
ID NUMBER	L6027-30246-80509 ✓
PURCHASER 2	Sushma Margaret Lobo ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	2413 Regatta Ave. Nepean, On K2J 0T8 ✓
HOME PHONE	613-700-1027
WORK ADDRESS (STREET, CITY, POSTAL CODE)	350 Albert St. Suite 800 Ottawa On, K1R 1A4
WORK PHONE	613-700-1027
OCCUPATION	IS Auditor
ID TYPE	Driver Licence ✓
ID NUMBER	L6027-72867-45208 ✓
PART OF LOT(S)(singles)	C13 ✓
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING Formula 1,2 & 3				DATE:	
PROJECT: Rathwell Landing		LOT NO: C13			
Reg'd Plan #: 4M-1589					
Name(s): Gregory Herrick Lobo		MODEL: 130 Std Lewis			
Name(s): Sushma Margaret Lobo					
		BASE PRICE:		389,670.00 \$384,800.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:		\$12,500.00 ✓	
		NET TOTAL COST OF UPGRADES:		\$76,040.53 ✓	
		CREDITS:		- \$10,000.00 ✓	
Elevation to Credits with 5.2% tax included		SUBTOTAL 1:		\$98,540.53	
Elevation to Credits with 13% tax included		SUBTOTAL 2:			
		5.2% TOTAL:		465,210.53 \$483,340.53	
		TOTAL INCLUDING ALL APPLICABLE HST & REBATES:		472,000.85 \$491,361.81	
		PURCHASER OFFER:		\$472,000.00 ✓	
		PURCHASER OFFER HST INCLUDED:		\$470,000.00 ✓	
		DIFFERENCE:		-0.85 -\$19,361.81	
\$ 10000.00 Decal Bonus					
\$ 3000.00 - Loyalty					
PURCHASER OFFER HST BREAKDOWN					
OFFER PRICE EXCLUDING HST:			HST Formula 3	\$449,028.11	
TOTAL INCLUDING ALL APPLICABLE HST & REBATES:				\$472,000.00	
ADDITIONAL HST included in purchaser offer:				6790.32 \$8,021.28	
COMMENTS:					
*EXPECTED DATE OF CLOSING:			March 17, 2020		
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					
				Owner Formula 1,2 &3	
K:\LOTUS\DATA\SALES\ALL SITES\ALL SITES APS&SCHEDULES\AP&S ALL SITES.XLS				REV: January 14, 2020	

PROJECT: Rathwell Landing

LOT #: C 13 MODEL: 130 Std Lewis

Schedule B-1A of Agreement of Purchase and Sale between VALECRAFT HOMES LIMITED,

Vendor and Model Purchaser(s).

The following items are to be included in the Purchase price:

Office Use	Item #	Description	Qty	Office Use
204c	1	Supply And Install Finished Three Piece Basement Bathroom With Tub/Shower Combo & Builder'S Standard Vanity. Includes Infinity Collection Bathroom Accessories In Chrome Finish. Include Paper Holder, Towel Bar & Towel Ring. As per schedule H		\$6,396.00
1207b	2	Supply And Install Optional Gas Fireplace In Basement C/W Hearth & Surround And Mdf Shelf Painted White. Non-Structural Application. As per schedule H		\$4,564.00
Quote	3	Raise fireplace approx. 6" from floor. As per schedule H		\$125.00
104	4	Supply And Install An Additional C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 2006) As Per Schedule H. In living room. Window "A" to be approx. 12" From rear wall corner & window "B" to be approx 16'-0" from window "A". As per schedule H .	2	\$1,654.00
1006	5	Upgrade To Carpet Grade Curved Staircase In Lieu Of Carpet Grade Straight Stair Stairs to bedrooms. As per schedule H		\$2,617.00
1001c	6	Upgrade To An Oak Staircase With Veneered Risers & Stringers And Solid Treads. The Purchaser(S) Acknowledge And Accept That 3 1/8" Engineered Hardwood Flooring Will Be Installed On The Landing (Where Applicable). To Ensure Product Stability Proper Humidity Levels Are To Be Maintained. Stairs to bedrooms. As per schedule H		\$5,068.00
1013d	7	Upgrade To Oak Colonial Handrail, Spindles & Posts In Lieu Of Half Wall At 2Nd Floor Hall. Complete With Nosing. As per schedule H		\$1,612.00
936	8	Upgrade Standard Sliding Closet Door To Double Swing Doors Complete With Hardware. In front foyer. As per schedule H		\$915.00
Quote	9	Redesign standard 3 pc ensuite to include an approx. 5' x 30" shower base with builders standard ceramic wall tiles & kameleon clear glass with chrome trim sliding door with soft close & double sink vanity with extended mirror and second vanity light & relocate toilet. As per schedule H		\$3,124.00

Sub-Total \$26,075.00

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Vendor and

Model

Purchaser(s).

The following items are to be included in the Purchase price:

Office Use	Item #	Description	Qty	Office Use
336	10	S&S Electric Quote. As per quote #193 and sketch dated may 10-17		\$5,119.03
408	11	Orbital Quote. Purchaser(S) Acknowledge That All Orbital Accessories Will Be Installed Within 2 Weeks After Closing. As per quote #193 and sketch dated may 10-17		\$1,628.50
	12	Lauryzen upgrades as per attached quote & sketch dated 07/06/2017		\$8,207.00
	13	Upgrade Kitchen bulkhead to approximately 14" high x 15" deep.		\$300.00
		SEE NEXT PAGE		

Sub-Total

\$41,329.53

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PROJECT: Rathwell Landing

LOT #: C 13 MODEL: 130 Std Lewis

Schedule B-1A of Agreement of Purchase and Sale between VALECRAFT HOMES LIMITED,

Vendor and Model Purchaser(s).

The following items are to be included in the Purchase price:

Office Use	Item #	Description	Qty	Office Use
1302	22	Upgrade To Bronze Series Ceramic Floor Tile From Builder Standard Samples In Lieu Of Standard Flooring Material. In Foyer & Powder Room. As per schedule H		\$442.00
1507b	23	Upgrade Kitchen Backsplash To Platinum Series In Lieu Of Builders Standard. Decorator Insert Tiles (When Applicable) Are Installed In A Random Fashion At The Discretion Of The Installation Contractor. Horizontal stacked installation. As per schedule H		\$373.00
1509c	24	Upgrade To Coloured Self- Sealing Grout In Lieu Of Standard Self-Sealing Grout On The Floor.	4	\$300.00
1509d	25	Upgrade To Coloured Self- Sealing Grout In Lieu Of Standard Self-Sealing Grout On The Wall.	3	\$225.00
1302	26	Upgrade To Bronze Series Ceramic Floor Tile From Builder Standard Samples In Lieu Of Standard Flooring Material. In Main Bathroom. Front to back 1/3 staggered installation. As per schedule H		\$152.00
Quote 1 14	27	Upgrade To Horizontal 1/3 offset staggered installation of tub surround wall tile. Main Bathroom. As per schedule H		\$125.00
1304	28	Upgrade To Gold Series Ceramic Floor Tile From Builder Standard Samples In Lieu Of Standard Flooring Material Ensuite Bath. Front to back stacked installation. As per schedule H		\$349.00
Quote 1 #3	29	Upgrade to Ceramic Floor Tile In Lieu Of Wall Tile In Ceramic Shower. Grout Will Be 929 Charcoal Gray for Olympia Regal Charcoal Black Matte Tile (Two Small Shower Walls). Grout Will Be 949 Silverado For Cassaroma Castlestone Decor Mix Rectified Tile (Large Center Shower Wall). Ensuite Bath. Vertical stacked installation. As per schedule H		\$1,930.00
Quote 1 4	30	Upgrade To Silver Series Ceramic Floor Tile From Builder Standard Samples In Lieu Of Standard Flooring Material. Basement Bath. Front to back staggered 1/3 installation.As per schedule H		\$196.00

Sub-Total \$60,200.53

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REG'D PLAN 4M-1589

SCHEDULE B-1A

PAGE: 5 of 8

PROJECT: Rathwell Landing

LOT #: C 13

MODEL: 130 Std Lewis

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Vendor and Model Purchaser(s).

The following items are to be included in the Purchase price:				
Office Use	Item #	Description	Qty	Office Use
Quote 1	31	Upgrade Basement Fireplace To A Napoleon LHD45NSB Vector 45 Linear Direct Vent Fireplace With Topaz Crystalline Ember Bed With Linear Frame And Safety Barrier.		\$2,252.00
5		Fireplace Basement. AS per schedule H		
Quote 1	32	DELETE HEARTH & SURROUND ON FIREPLACE. KEEP PAINTED WHITE MDF SHELF.		Included in # 31
5		Fireplace Basement. As per schedule H		
1306	33	Upgrade To Level 2 Carpeting In Lieu Of Builders Standard Carpet.		\$1,250.00
		Upper Hallway, Bedroom #2, bedroom #3, Master Bedroom, Stairs To Basement, Basement . As per schedule H		
1316	34	Upgrade Under Pad To 7.5 Lb - 11 Mil Chip Foam, In Lieu Of Builders Standard.		\$452.00
		Upper Hallway, Bedroom #2, bedroom #3, Master Bedroom. As per schedule H		
1313	35	Upgrade Under Pad To 7.5 Lb - 11 Mil Chip Foam In A Town Home Finished Basement And Stairs Only, In Lieu Of Builders Standard.		\$298.00
		Basement and Stair to basement . As per schedule H		
3210	36	Upgrade To American Standard Boulevard Pedestal Sink In Lieu Of Builder's Standard	1	\$280.00
		Powder Room		
Quote 1	37	Upgrade to Delta Tesla Two Handle Widespread 3552-MPU-DST Chrome In Lieu Of Builder's Standard	1	\$466.00
6		Powder Room		
3203b	38	Upgrade To American Standard Champion Pro Elongated Front Toilet With Soft Close Seat In Lieu Of Builder'S Standard.	4	\$2,268.00
		Powder Room, Main Bath, Ensuite Bath, Basement Bath		

Sub-Total

\$67,466.53

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The following items are to be included in the Purchase price:

Office Use	Item #	Description	Qty	Office Use
	47	Supply and install the Custom Matte black clean face Decorative Front , Part CFF trim on basement fireplace.		\$333.00
	48	Supply Only Whirlpool WRB322DMBM fridge in stainless steel. Delivery and installation of the appliances will be before the closing date for model home purpose.		\$1,753.00
	49	Supply Only Whirlpool YWFE510S0ES electric stove in stainless steel. Delivery and installation of the appliances will be before the closing date for model home purpose.		\$914.00
2814b	50	Upgrade Builders Standard White Over The Range Microwave/Hoodfan Combo Unit To A Builders Basic Stainless Steel Over The Range Microwave/Hoodfan Combo Unit.		\$75.00
	51	Supply Only Whirlpool WDF330PAHS dishwasher in stainless steel. Delivery and installation of the appliances will be before the closing date for model home purpose.		\$483.00
	52	DELETE B1A # 29 (quote tiles in master shower)		-\$1,930.00
	53	Upgrade to Gold series Ceramic Floor Tile 12x24 In Lieu Of Wall Tile In Ceramic Shower. Ensuite Bath. Vertical stacked installation. As per schedule H		\$699.00
	54	DELETE B1A #31 (linear fireplace) Standard Fireplace to be installed as per item #2. No hearth or surround as per item #32.		-\$2,252.00

Sub-Total \$76,040.53

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The following items are to be included in the Purchase price:

Office Use	Item #	Description	Qty	Office Use
	55	Revision #1 to colour sheet (kitchen appliances, ceramic tiles in master shower & paint colour)		N/C

Sub-Total \$76,040.53

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