

### 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, <u>February 28, 2020</u> 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

July 30, 2018

S ADDRESS:
Herrick Lobo and Sushma Margaret Lobo
2413 Regatta Ave.
Nepean, Ontario
K2J OT8
613-700-5314
613-700-5314
613-700-1027
1162 Beckett Crescent
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Gregory Herrick Lobo  213 - 830 - 7205 x 22  ULE T  Gregory Herrick Lobo  2413 Regatta Ave. Nepean, On K2J 0T8  613-700-5314  CIBC 1-1365 Baseline & Clyde Ottawa, On K2C 36  613-274-3560 x 347  Financial Advisor
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PROJECT:	Rathwell Landing	LOT NO:	C13
Reg'd Plan #:	4M-1589		
Name(s):	Gregory Herrick Lobo	MODEL:	130 Std Lewis
Vame(s):	Sushma Margaret Lobo	BASE PRICE:	389,670.00 \$384,800.00
		ELEVATION:	
		LOT PREMIUM:	
		END LOT PREMIUM:	\$12,500.00
	NET TOTAL C	COST OF UPGRADES:	\$76,040.53
		CREDITS:	<b>-</b> \$1 <b>0</b> ,000.00
Elevatio	n to Credits with 5.2% tax included	SUBTOTAL 1:	· \$98,540.53
Elevation	on to Credits with 13% tax included	SUBTOTAL 2:	7
		5.2% TOTAL:	465,210.53\$483,340.53
	TOTAL INCLUDING ALL APPLICAE	BLE HST & REBATES:	472,000.85\$491,361.81
		PURCHASER OFFER:	\$472,000.00
	PURCHASER OF	FER HST INCLUDED:	\$470,000.00
		DIFFERENCE:	-0.85 -\$19,361.81
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# 3200.0	0 - 100 00 40		
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URCHASER OF	FER HST BREAKDOWN		
	OFFER PRICE EXCLUDING HST:	HST Formula 3	\$449,028.1
TOTAL IN	NCLUDING ALL APPLICABLE HST & REBATES:		\$472,000.00
ADD	ITIONAL HST included in purchaser offer:		\$6790.30 \$8,021.28
COMMENTS:			peda
	TE OF CLOSING:		rch 17, 2020

REG'D P	LAN	4M-1589 SCHEDULE B-1A PAGE:	1 of 8	
PROJEC	T:	Rathwell Landing		
LOT#:	_	C 13 MODEL: 130 Std	Lewis	
		Schedule B-1A of Agreement of Purchase and Sale between VALECRAFT HOMES LII	MITED,	
Vendo	r and	Model		Purchaser(s)
A		The following items are to be included in the Purchase price:	_	
Office	Item #	Description	Qty	Office Use
204c		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.		\$6,396.00
1207b	2	As per schedule H  Supply And Install Optional Gas Fireplace In Basement C/W Hearth & Surround And Mdf Shelf Painted White. Non-Structural Application.		\$4,564.00
		As per schedule H		
Quote	3	Raise fireplace approx. 6" from floor.		\$125.00
		As per schedule H		
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.	2	\$1,654.00
		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.		
1006	5	Upgrade To Carpet Grade Curved Staircase In Lieu Of Carpet Grade Straight Stair		\$2,617.00
		Stairs to bedrooms. As per schedule H		
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.		\$5,068.00
		Stairs to bedrooms. As per schedule H		
1013d	7	Upgrade To Oak Colonial Handrail, Spindles & Posts In Lieu Of Half Wall At 2Nd Floor Hall. Complete With Nosing.		\$1,612.00
		As per schedule H		
936	8	Upgrade Standard Sliding Closet Door To Double Swing Doors Complete With Hardware.		\$915.00
<u> </u>		In front foyer. As per schedule H		
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.		\$3,124.00
		As per schedule H		

\$26,075.00

REG'D	PLAN	4M-1589 SCHEDULE B-1A PAGE:	2 of 8	
PROJE	CT:	Rathwell Landing		
LOT#:		C 13 MODEL: 130 Std	Lewis	
		Schedule B-1A of Agreement of Purchase and Sale between VALECRAFT HOMES LI	MITED,	
Vende	or 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.		\$5,119.03
		As per quote #193 and sketch dated may 10-17		
408	11	Orbital Quote. Purchaser(S) Acknowledge That All Orbital Accessories Will Be Installed Within 2 Weeks After Closing.		\$1,628.50
		As per quote #193 and sketch dated may 10-17		
	12	Laurysen 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

REG'D I	PLAN	4M-1589 SCHEDULE B-1A	PAGE:	3 of 8	
PROJEC	CT:	Rathwell Landing			
	_		130 Std L	owie	
LOT#:					
		Schedule B-1A of Agreement of Purchase and Sale between	VALECRAFT HOMES LIN	IITED,	
Vendo	or and	Model			Purchaser(s).
		The following items are to be included in the I	Purchase price:		
Office	Item #	Description		Qty	Office Use
Use 1020a	14	Upgrade Oak Handrail, Spindle & Posts Style In All Standard A	Areas & 2Nd Floor Hallway.		\$748.00
		Oak Colonial handrail and brackets , Oak Traditional Spindles throughout. AS per schedule H	and Oak traditional Posts		
	15	Supply and install Schluter KERDI-BOARD - SN 12 x28 shower shower. To be located in wall facing the shower head. Bottom o off the floor.	er niche in master ensuite f the niche to be approx. 48"		\$657.00
		As per schedule H			
Quote 1	16	Supply And Install (5-3/16") Stained Oak Engineered Hardwood Perpendicular To Floor Joists Framing. The Purchaser (S) Acknown Recommends The Use Of Air Conditioning & Humidifier In Or The Proper Humidity Levels In The Home. Stain Colour To Be Selections For All Oak Railings, Spindles, Posts (Oak Caps & Oapplicable).	nowledge That The Builder der To Assist In Maintaining Selected At Time Of Colour		\$4,314.00
#1		Living Room, Dining Room, Kitchen & Lower Hallway. AS per	schedule H		
2520	17	Supply And Install Quartz Countertop In Lieu Of Standard La Not Include Undermount Sink Or Single Lever Faucets.	minate In Main Bath. Does		\$575.00
		Level 1, Eased Edge. As Per Schedule H			
2519d	18	Supply And Install Quarts Countertop In Kitchen With Kitche Flush Breakfast Bar In Lieu of Laminate Countertop. Does Not Faucet.			\$5,106.00
		Level 3, Eased Edge. See b1A # 12. AS per schedule H			
Quote 1	19	Supply And Install Quartz Countertop In Lieu Of Standard La Opt With Double Sinks. Does Not Include Undermount Sink O			\$1,350.00
#2		Ensuite Bathroom, Level 1, Eased Edge. See B1A # 9. As per so	chedule H		
Quote 1	20	Supply And Install Quarts Countertop In Lieu Of Standard La Does Not Include Undermount Sink Or Single Lever Faucets.	minate In Basement Bath.		\$715.00
#12		Level 2, Eased Edge. As per Schedule H			
1102b	21	Upgrade To Additional Colour(S) Non Deep Base, Builders St Maximum Of 4 Non Deep Base Colours. Per Colour	andard Paint. Up To A	3	\$1,314.00
					-

\$56,108.53

REG'D 1	PLAN	4M-1589 SCHEDULE B-1A PAG	GE:	4 of 8	
PROJEC	CT:	Rathwell Landing			
LOT#:		C 13 MODEL:	130 Std 1	Lewis	
		Schedule B-1A of Agreement of Purchase and Sale between VALECRAFT HO	MES LI	MITED,	
Vendo	or and	Model			Purchaser(s).
		The following items are to be included in the Purchase price:			
Office Use	Item #			Qty	Office Use
1302	22	Upgrade To Bronze Series Ceramic Floor Tile From Builder Standard Samples In Lie Standard Flooring Material.	eu Of		\$442.00
		In Foyer & Powder Room. As per schedule H			
1507b	23	Upgrade Kitchen Backsplash To Platinum Series In Lieu Of Builders Standard. Deco Insert Tiles (When Applicable) Are Installed In A Random Fashion At The Discretio The Installation Contractor.			\$373.00
		Horizontal stacked installation. As per schedule H			
1509c	24	Upgrade To Coloured Self-Sealing Grout In Lieu Of Standard Self-Sealing Grout Of Floor.	n The	4	\$300.00
1509d	25	Upgrade To Coloured Self-Sealing Grout In Lieu Of Standard Self-Sealing Grout Of Wall.	n The	3	\$225.00
1302	26	Upgrade To Bronze Series Ceramic Floor Tile From Builder Standard Samples In Li Standard Flooring Material. In Main Bathroom. Front to back 1/3 staggered installation. As per schedule H	eu Of		\$152.00
Quote 1	27	Upgrade To Horizontal 1/3 offset staggered installation of tub surround wall tile.			\$125.00
14		Main Bathroom. As per schedule H			
1304	28	Upgrade To Gold Series Ceramic Floor Tile From Builder Standard Samples In Lieu Standard Flooring Material	Of		\$349.00
		Ensuite Bath. Front to back stacked installation. As per schedule H			
Quote 1	29	Upgrade to Ceramic Floor Tile In Lieu Of Wall Tile In Ceramic Shower. Grout Will Charcoal Gray for Olympia Regal Charcoal Black Matte Tile (Two Small Shower W Grout Will Be 949 Silverado For Cassaroma Castlestone Decor Mix Rectified Tile (L Center Shower Wall).	alls).		\$1,930.00
#3		Ensuite Bath. Vertical stacked installation. As per schedule H			
Quote 1	30	Upgrade To Silver Series Ceramic Floor Tile From Builder Standard Samples In Lies Standard Flooring Material.	u Of	=	\$196.00
4		Basement Bath. Front to back staggered 1/3 installation. As per schedule H			

Sub-Total

\$60,200.53

REG'D	PLAN	4M-1589 SCHEDULE B-1A PAGE:	5 of	8
PROJEC	CT:	Rathwell Landing		
LOT#:		C 13 MODEL: 130 Std	Lewis	
		Schedule B-1A of Agreement of Purchase and Sale between VALECRAFT HOMES LII	MITED	,
Vendo	or and	Model		Purchaser(s).
		The following items are to be included in the Purchase price:		
Office Use	Item #		Qty	Office Use
Quote 1	31	Upgrade Basement Fireplace To A Napoleon LHD45NSB Vector 45 Linear Direct Vent Fireplace With Topaz Crystaline 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		, s
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		

\$67,466.53

REG'D F	PLAN	4M-1589 SCHEDULE B-1A	PAGE:	6 of 8	
PROJEC	CT:	Rathwell Landing			
LOT#:		C 13 MODEL:	130 Std L	ewis	
		Schedule B-1A of Agreement of Purchase and Sale between VA	ALECRAFT HOMES LIM	IITED,	
Vendo	or and	Model			Purchaser(s).
		The following items are to be included in the Pur	chase price:		
Office Use	Item #			Qty	Office Use
Quote 1	39	Upgrade To Blanco Siligranite Ikon 30" Apron Front Undermount	Kitchen	1	\$2,096.00
7		Kitchen			
3110b	40	Upgrade To Delta Marley 986Lf-Ar-Dst (Artic Stainless) Single Ha Lieu Of Builder'S Standard Kitchen Faucet.	nndle Pulldown (1 Hole) In	1	\$257.00
		Kitchen			
3208b	41	Upgrade To American Standard Studio Undermount Sink 0614-00 Standard. To Be Used With Granite Or Quartz Countertops Only		4	\$1,824.00
		Main Bath, Ensuite Bath, Basement Bath	,		
3321	42	Upgrade To Delta Tesla 552Lf-Mpu Single Lever (1 Hole) Chrome Builder's Standard.	Vanity Faucet In Lieu Of	4	\$1,400.00
		Main Bath, Ensuite Bath, Basement Bath			
Quote 1	43	Upgrade To Delta Tesla Monitor 14 Series H2O Kinetic T14452 Cl Of Builder's Standard.	hrome Tub/Shower In Lieu	2	\$932.00
9		Main Bath & Basement Bath			
Quote 1	44	Upgrade To Delta Tesla Monitor 14 Series H2O Kinetic T14252 C. Lieu Of Builder's Standard.	hrome Shower Only In	1	\$357.00
10		Ensuite Bath			
Quote 1	45	Upgrade To The "San Remo Roma" Light Package With Pendant island In Lieu Of Builder's Standard Throughout.	s A8001-11 ( no chain) over		\$463.00
11					
963	46	Upgrade All Interior Swing Door Hardware To Aspen Series In L (Max. 11 Doors)	ieu Of Builder'S Standard.		\$1,170.00
		Satin Nickel Finish		101	

\$75,965.53

REG'D	PLAN	4M-1589 SCHEDULE B-	1A PAGE:	7 of 8
PROJEC	CT:	Rathwell Landing		
LOT#:		C 13 MOD	DEL: 130 Std	Lewis
		Schedule B-1A of Agreement of Purchase and Sale betw	ween VALECRAFT HOMES LI	MITED,
Vendo	or and	Model		Purchaser(s
		The following items are to be included in	the Purchase price:	
Office Use	Item #	Description		Qty Office Use
USE		Supply and install the Custom Matte black clean face Deco basement fireplace.	orative Front, Part CFF trim on	\$333.00
		Supply Only Whirlpool WRB322DMBM fridge in stainles the appliances will be before the closing date for model hor		\$1,753.00
	49	Supply Only Whirlpool YWFE510S0ES electric stove in st installation of the appliances will be before the closing date		\$914.00
2814b	50	Upgrade Builders Standard White Over The Range Micro Builders Basic Stainless Steel Over The Range Microwave		\$75.00
	51	Supply Only Whirlpool WDF330PAHS dishwasher in sta installation of the appliances will be before the closing dat		\$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		\$699.00
		Ensuite Bath. Vertical stacked installation. As per schedul	е Н	
	54	DELETE B1A #31 ( linear fireplace )		-\$2,252.00
		Standard Fireplace to be installed as per item #2. No heart	th or surround as per item #32.	

Sub-Total

\$76,040.53

OIFCT.	Rathwell Landing		
		120 0/14	
OT #:	C 13 MODEL:		
	Schedule B-1A of Agreement of Purchase and Sale between VALECRAFT H	OMES LIMITEI	),
Vendor a	ndModel		Purchaser(s
Office Iter	The following items are to be included in the Purchase price:  # Description	Qty	Office Use
Use	Revision #1 to colour sheet ( kitchen appliances, ceramic tiles in master shower &	naint	
_	(colour)	pami	N/C
5			14/6
1, 27			
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			El .
		10	
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		Sub-Total	\$76,040.53
		4 0 641	\$ / U <sub>9</sub> U¶U.33