



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 19, 2020.

You now have five (5) business days from February 19, 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. Exterior Colour selections are also required at this time.

Your Multi Media locations & all upgrades up to drywall stage must be completed by March 2, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by March 2, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 272- Frenkel

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July 30, 2018

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Boris Frenkel and Victoria Frenkel
STREET	209 Hartsmere Dr
CITY, PROVINCE	Stittsville On
POSTAL CODE	K2S 0X8
HOME PHONE	431 588-8957
WORK PHONE	
Cell Phone Purchaser (1)	
Cell Phone Purchaser (2)	
CIVIC	755 Parade Dr ✓
AGREEMENT BLOCK#	
PLAN	4M-1589 ✓
LOT (BUILDER'S LOT/UNIT)	272 ✓
MODEL #	825 ✓
MODEL NAME	Bradley ✓
DWELLING (MODEL#, ELEV, OPT)	825 B Rev Bradley ✓
ELEVATION	B ✓
ORIENTATION	Reverse ✓
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	
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	3
CLOSING MONTH, YEAR	December, 2020
CLOSING DATE (MONTH DAY, YEAR)	December 3, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Boris Frenkel ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	209 Hartsmere Dr Stittsville On K2S 0X8 ✓
HOME PHONE	431 588-8957
WORK ADDRESS (STREET, CITY, POSTAL CODE)	209 Hartsmere Dr. Stittsville K2S 0X8
WORK PHONE	431 588-8957
OCCUPATION	IT- Professional Service Engineer
ID TYPE	Driver Licence ✓
ID NUMBER	F7341-09407-31115 ✓
PURCHASER 2	Victoria Frenkel ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	209 Hartsmere Dr. Stittsville On K2S 0X8 ✓
HOME PHONE	204 298-1245
WORK ADDRESS (STREET, CITY, POSTAL CODE)	209 Hartsmere Dr. Stittsville On K2S 0X8
WORK PHONE	204 298-1245
OCCUPATION	Graphic Designer -
ID TYPE	Driver licence ✓
ID NUMBER	F7341-76707-85529 ✓
PART OF LOT(S)(singles)	272 ✓
PLACE SIGNED	Ottawa ✓
EMAIL ADDRESS (1)	boris.frenkel@gmail.com
EMAIL ADDRESS (2)	frenkel.vic@gmail.com
DATE: January 14, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

Office

PROJECT: Rathwell Landing

Reg'd Plan #: 4M-1589

Name(s): Boris Frenkel

Name(s): Victoria Frenkel

LOT NO: 272

MODEL: 825 B Rev Bradley

BASE PRICE: \$581,900.00

ELEVATION: \$6,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$11,423.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$7,923.00

Elevation to Credits with 13% tax included

SUBTOTAL 2: \$8,510.45

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$590,410.45

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$590,410.45

PURCHASER OFFER : \$590,410.45

DIFFERENCE: \$0.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$543,726.06
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$590,410.45
ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

*EXPECTED DATE OF CLOSING: December 3, 2020

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Boris Frenkel and Victoria Frenkel

Printed: 16-Feb-20 12:38 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
272		2	825 THE BRADLEY 3 BED ELEV C <i>B</i>	3-Dec-20
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00		Each
17362	Note:	Bonus of \$ 10,000 has been applied to the purchase price		
2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	<i>✓</i>	Each
17363	Note:			
3 86391	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	<i>✓</i>	Each
17364	Note:			
4 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	<i>✓</i>	Each
17365	Note:			
5 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	<i>✓</i>	Each
17366	Note:			
6 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	<i>✓</i>	Each
17367	Note:	Excluding Corner Cabinetry Where Applicable		
7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H <i>✓</i>	<i>✓</i>	Each
17368	Note:	Does Not Include Electrical Rough-Ins		
8	1	- <i>ENSUITE BATH</i> - Relocate toilet to in front of the linen closet on the front exterior wall, also change swing of door into ensuite. See attached sketch <i>✓</i>	\$ 150.00	Each <i>Don 892-18</i>
17369	Note:			
9 28705	1	- BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,009.00	Each
17459	Note:	master ensuite as per schedule H <i>✓</i>	<i>✓</i>	
10 28685	1	- CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	\$ 1,081.00	Each
17460	Note:	Does not include Shower door Master ensuite As per schedule H <i>✓</i>	<i>✓</i>	
11 28249	1	- LOWER CABINETS - LOWER AND COUNTER TOP AND MIRROR - PER LINEAR FOOT, STANDARD CABINETRY <i>✓</i>	\$ 276.00	Each
17461	Note:	STD LIGHT FIXTURE ABOVE MIRROR TO BE CENTERED ABOVE NEW SIZE CABINET/MIRROR As per schedule H	<i>✓</i>	
*12 1101	1	- LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) <i>✓</i>	*\$ 675.00	Each
17462	Note:	Master ensuite as per schedule H	<i>✓</i>	

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Victoria Hum
LOCKED BY:
PE 892-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Rathwell Landing - Phase 2

PURCHASERS: Boris Frenkel and Victoria Frenkel

Printed: 16-Feb-20 12:38 pm

LOT NUMBER 272	PHASE 2	HOUSE TYPE 825 THE BRADLEY 3 BED ELEV C	CLOSING DATE 3-Dec-20
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 17468	1	GREAT ROOM - Provide for finished stairs to basement by opening wall between Great Room and staircase approx 4ft and providing std oak railing. Stairwell to basement to be finished c/w approx 3'x3' landing at bottom with door. See attached sketch Note:	\$ 4,539.00	Each
*14 63467 18246	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS Note: as per schedule H	*\$ 1,684.00	Each
*15 63283 18247	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY (10B) Note: As per schedule H	*\$ 2,009.00	Each

Sub Total	\$11,423.00
HST	\$0.00
Total	\$11,423.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: Boris Frenkel

16-Feb-20
DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER: Victoria Frenkel

16-Feb-20
DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

VALECRAFT HOMES LIMITED

PROJECT: RATHWELL LANDING LOT: 272

RULES & REGULATIONS CO - OPERATIVE BROKER AGREEMENT

WITHOUT EXCEPTION

- 1 a) Co-operating Agent must accompany their prospective purchaser on their first visit or introduction to the VALECRAFT SALES OFFICE at the site in which the prospective purchaser is buying.
b) Registration on one VALECRAFT HOMES LTD. site does not constitute registration on all sites.
c) Registration cannot be accepted if the prospective purchaser has had previous contact with our Sales Office Representatives either by way of telephone, fax or e-mail or by way of the prospective purchaser making a visit to a VALECRAFT SALES OFFICE.
- 2 Co-operating agent will receive signed copy of registration at that time. Registration is valid for 30 days at each site where prospect has been registered.
- 3 No phone registrations are acceptable. Co-operating Agent must accompany each prospect to the applicable VALECRAFT HOMES LTD. Sales Office.
- 4 Agreements of Purchase and Sale, mortgage applications, colour charts, etc., will be drawn up by VALECRAFT HOMES LTD. Sales Agents.
- 5 Co-operating broker will receive 1.0% (of the base price less HST) Sales Commission on all Singles, Bungalows & Townhomes at the closing of each transaction provided the above conditions are met.
- 6 Rules and Regulations are subject to change from time to time. Each Registration is subject to the terms and conditions of the Co-operative Broker Agreement in force at the time each prospect is registered.
- 7 Broker is to prepare an original invoice and send to Head Office no more than 30 days prior to closing. (Only an original invoice by mail or by email (bmcintosh@valecraft.com) will be accepted.)

Nov 23/19. / FEB 16/20
DATE OF REGISTRATION

Amy McGuire
AGENT'S NAME

Victoria Frenkel
CLIENT'S NAME

Red Moose Realty
AGENT'S OFFICE

204-298-1245
CLIENT'S TELEPHONE NO:

613-883-6742
AGENT'S TELEPHONE NO:

Victoria Frenkel
VALECRAFT SALES REPRESENTATIVE:

Amy McGuire
AGENT'S SIGNATURE

Base Price \$581,900.00

HEAD OFFICE USE ONLY
Less HST \$45,705.31

Commission to be based on this amount. \$536,194.69

Approved by Vendor (signing authority):

Feb 19/2020