

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 27, 2020

You now have ten (10) days from February 27, 2020 to obtain your Lawyer's & Financing approvals.

On or before March 9, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Multi Media locations & all upgrades up to drywall have been completed.

Your Colour selections and all remaining upgrades must be completed by March 23, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

**Deerfield Village 2 Sales Office
613-421-8142**

Lot E24 – Cali Cumar

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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Kalton Cali Cumar ✓
STREET	9 Horsdal Pvt. ✓
CITY, PROVINCE	Ottawa, Ont., ✓
POSTAL CODE	K1G 5C3 ✓
HOME PHONE	613-738-9612
WORK PHONE	613-523-8429
CELL PHONE (1)	613-738-9612
CELL PHONE (2)	
BUILDER'S REF # DWELLING	E24 ✓
CIVIC	700 Dearborn Private, Ott., Ont., K1T 0W4 ✓
PLAN	4M-1290 ✓
Part Of Lot #	
MODEL #	170 ✓
MODEL NAME	Bassett ✓
DWELLING (MODEL# & name & std/rev)	170 Bassett Std., W/O ✓
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER Formula 123	\$481,426.80
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	25th ✓
CLOSING MONTH, YEAR	August, 2020 ✓
CLOSING DATE (MM/DD/YY)	August 25th, 2020 ✓
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$12,000.00
DEPOSIT 3)	\$12,000.00
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Louis Guertin
STREET	2451 St-Joseph Blvd., Suite 217
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1C 1E9
PHONE	613-830-7204
<u>SCHEDULE T</u>	
PURCHASER 1	Kalton Cali Cumar ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	9 Horsdal Pvt. Ottawa, Ontario, K1G 5C3 ✓
HOME PHONE	613-738-9612
WORK ADDRESS (STREET, CITY, POSTAL CODE)	3395 d'Aoust Ave., Ott., Ont., K1T 4A8
WORK PHONE	613-523-8429
OCCUPATION	Teacher
ID TYPE	Driver's Licence ✓
ID NUMBER	C0279-42407-46001 ✓
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)	cumarkalton@hotmail.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING FORMULA 1 2 &3

DATE:

PROJECT:Deerfield Village 2

LOT NO:E24

Reg'd Plan #:4M-1290

MODEL:170 Bassett Std., W/O

Name(s):Kalton Cali Cumar

Name(s):

BASE PRICE DWELLING:\$459,900.00

LOT PREMIUM:\$15,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES:\$11,526.80

CREDITS:\$-5,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1:\$21,526.80

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL:\$481,426.80

TOTAL INCLUDING ALL APPLICABLE HST& REBATES:\$489,318.14

PURCHASER OFFER:\$481,426.80

PURCHASER OFFER HST INCLUDED:\$489,318.14

DIFFERENCE:

\$5,000.00 Décor Bonus

4 Pce Luxury Ensuite Bonus

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:

HST Formula 3

\$447,423.97

TOTAL INCLUDING ALL APPLICABLE HST & REBATES:

\$489,318.14

ADDITIONAL HST DUE ON CLOSING:

\$7,891.34

COMMENTS:

*EXPECTED DATE OF CLOSING:

August 25th, 2020

1455 YOVILLE 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

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: KALTON CALI CUMAR

Printed: 26-Feb-20 7:16 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
E24		2	170 THE BASSETT	25-Aug-20
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 88585 18461	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00 Note: Has been applied in full. Bonus of \$5,000.00 has been applied to the purchase price of this home.	\$ 0.00	Each
*2 89994 18462	1	- BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER AS PER PLAN Note:	\$ 0.00 ✓	Each
*3 90831 18463	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 18464	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00 ✓	Each
*5 89983 18465	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note: Does not include Loft if Bedroom #4 not taken	\$ 0.00 ✓	Each
*6 90182 18466	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00 ✓	Each
*7 90184 18467	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00 ✓	Each
*8 90183 18468	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00 ✓	Each
*9 90181 18469	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
10 87972 18470	1	- KITCHEN - OTR - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS Note:	\$ 75.00 ✓	Each
11 103645 18471	1	- KITCHEN - CABINETY - UPC9-2A - BUILDERS STANDARD CABINETY - ^{Standard} OPTIONAL KITCHEN X INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETY TO STANDARD BULKHEAD Note: AS PER SKETCH	\$ 729.00	Each ✓
12 89841 18472	1	- KITCHEN - CABINETY - UPGRADE KITCHEN CABINETY TO LEVEL 1 Note: Standard Layout	\$ 1,404.00 ✓	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 936-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: KALTON CALI CUMAR

Printed: 26-Feb-20 7:16 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
E24	2	170 THE BASSETT	25-Aug-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 90053 18475	1	KITCHEN - COUNTERTOP - QUARTZ - UPGRADE LEVEL 2 - ISLAND - KITCHEN Note: PRICE FOR KITCHEN AND KITCHEN ISLAND, NO BREAKFAST BAR. AS PER SCHEDULE 'H'.	*\$ 3,349.00 ✓	Each Dan Q 936-2 #15
*14 90049 18478	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM (18) Note: AS PER SCHEDULE 'H'.	*\$ 584.00 ✓	Each Dan Q 936-3 #18
15 18479	1	KITCHEN - DELETE STANDARD FIXTURE AND ADD 4 LED HALO POTLIGHTS (AFR4-0930-WH) ON EXISTING SWITCH Note:	\$ 663.80 ✓	Each
*16 100871 18484	1	- - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS Note: AS PER SCHEDULE 'H'.	*\$ 1,219.00 ✓	Each
17 88494 18486	1	KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) Note: Only available with Solid Surface Countertops. AS PER SCHEDULE 'H'.	\$ 350.00 ✓	Each
18 88464 18488	1	MAIN BATHROOM - SINK - AMERICAN STANDARD STUDIO CARRE UNDERMOUNT 0426 - 000 Note: Only available with Solid Surface Countertops. AS PER SCHEDULE 'H'.	\$ 357.00 ✓	Each
19 88428 18490	1	KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS Note: AS PER SCHEDULE 'H'.	\$ 280.00 ✓	Each
20 88008 18492	1	MAIN BATHROOM - BATHROOMS - DELTA ARZO 586 (CHROME) 1 HOLE LAVATORY FAUCET Note: AS PER SCHEDULE 'H'.	\$ 249.00 ✓	Each
21 18494	1	BEDROOM 3 - UPGRADE TO CAMBRIDGE SMOOTH FACE DOUBLE SLIDING DOORS APPROX. 30" X 80" EACH (X 2 DOORS) ON UPPER RAIL ONLY, IN LIEU OF STANDARD, IN BEDROOM #3, AS PER SCHEDULE 'H'. Note:	\$ 515.00 ✓	Each Dan Q 936-5 #34
22 18495	1	BEDROOM 4 - PROVIDE FOR BEDROOM #4 IN LIEU OF LOFT C/W 5FT CLOSET WITH SLIDING CLOSET DOORS. PLEASE NOTE BEDROOM DIMENSIONS TO BE APPROX 9'0" X 6'8" Note:	\$ 1,327.00 ✓	Each Dan Q 936-5 #35
23 18496	1	KITCHEN - UPGRADE STANDARD FRIDGE OPENING TO BE APPROXIMATELY 36" WIDE x 72" HIGH. Note:	\$ 75.00 ✓	Each
24 18497	1	KITCHEN - UPGRADE IN STANDARD KITCHEN, KITCHEN CABINETS AND DRAWERS HARDWARE TO PO1-R20004-160-PC-BSN IN LIEU OF STANDARD. Note:	\$ 350.00 ✓	Each Dan Q 936-5 #37

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 936-2
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: KALTON CALI CUMAR

Printed: 26-Feb-20 7:16 pm

LOT NUMBER E24	PHASE 2	HOUSE TYPE 170 THE BASSETT	CLOSING DATE 25-Aug-20
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$11,526.80
HST	\$0.00
Total	\$11,526.80

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

PURCHASER: KALTON CALI CUMAR

26-Feb-20
DATE

VENDOR: PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____