

# **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 20, 2020.

You now have five (5) business days from February 24, 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 February 26, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by February 26, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

**Rathwell Landing Sales Office  
613-435-8141**

Lot 301 – Said & Hamelin

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	John D. Said and M- Anne Hamelin ✓
STREET	96 Sunvale Way ✓
CITY, PROVINCE	Ottawa, ON ✓
POSTAL CODE	K2G 6X4 ✓
HOME PHONE	613-843-9750
WORK PHONE	
Cell Phone Purchaser (1)	613-293-5327
Cell Phone Purchaser (2)	613-859-8614
CIVIC	151 Hickstead Way ✓
AGREEMENT BLOCK#	
PLAN	4M-1589 ✓
LOT (BUILDER'S LOT/UNIT)	301 ✓
MODEL #	1020
MODEL NAME	Morgan ✓
DWELLING (MODEL#, ELEV, OPT)	1020 Morgan Std A LO ✓
ELEVATION	A ✓
ORIENTATION	Standard ✓
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	November, 2020 ✓
CLOSING DATE (MONTH DAY, YEAR)	November 3, 2020 ✓
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victiora Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Paul Francis
STREET	200-1390 Clyde Ave
CITY, PROVINCE	Nepean, ON
POSTAL CODE	K2G 3H9
PHONE	613-226-1011
<u>SCHEDULE T</u>	
PURCHASER 1	John D. Said ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	96 Sunvale Way, Ottawa On K2G 6X4 ✓
HOME PHONE	613-843-9750
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Drivers Licence ✓
ID NUMBER	S0176-40724-70211 ✓
PURCHASER 2	M-Anne Hamelin
HOME ADDRESS (STREET, CITY, POSTAL CODE)	96 Sunvale Way, Ottawa On K2G 6X4
HOME PHONE	613-843-9750
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Drivers Licence ✓
ID NUMBER	H0347-51606-25227 ✓
PART OF LOT(S)(singles)	301 ✓
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	johndsaid@gmail.com
EMAIL ADDRESS (2)	ahamelin62@gmail.com
DATE: October 4, 2019	



SUMMARY OF PRICING  
Owner if base over max

DATE:

PROJECT: Rathwell Landing  
Reg'd Plan #: 4M-1589  
Name(s): John D. Said  
Name(s): M-Anne Hamelin

LOT NO: 301  
MODEL: 1020 Morgan Std A LO

BASE PRICE: \$539,900.00

ELEVATION: \$6,500.00

LOT PREMIUM: \$5,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: 23,626.00 \$20,226.00

CREDITS: 19,900.00 -\$16,500.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$15,226.00

Elevation to Credits with 13% tax included

SUBTOTAL 2: \$16,354.92

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$556,254.92

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$556,254.92

PURCHASER OFFER : \$556,254.92

DIFFERENCE: \$0.00

Bonus 6500.00 for elevation A

bonus of 3400 for easement and in lieu of solar tube2

Reflected in Credit  
Shown above

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$513,499.93
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$556,254.92
	ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

\*EXPECTED DATE OF CLOSING:

November 3, 2020

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

Owner if base over max

REV:October 4, 2019

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: John D Said and M-Anne Hamelin

Printed: 10-Feb-20 4:12 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
301	2	1020 THE MORGAN ELEV A LO	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 87523  16543	1 - -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00  Note: Has been applied in full.		Each
2 90190  16544	1 - -	STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING  Note:	✓	Each
3 90187  16545	1 - -	STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)  Note:	✓	Each
4 90189  16546	1 - -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note:	✓	Each
5 90188  16547	1 - -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE  Note: Excluding Corner Cabinetry Where Applicable	✓	Each
6 90186  16548	1 - -	STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H  Note: Does Not Include Electrical Rough-Ins	✓	Each
*7 29147  16549	1 - -	FLAT CEILING IN WHOLE HOUSE (BUNGALOW)  Note: Does not include additional basement areas	*\$ 1,745.00 ✓	Each
8 29014  16550	1 - -	GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL  Note: Does not include venting changes or connection. New dedicated outlet should be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required	\$ 347.00 ✓	Each
*9 90822  16551	1 - -	GARAGE DOOR OPENER - CHAIN DRIVE 8165 - EACH  Note: note includes one remote control	*\$ 862.00 ✓	Each
*10 29157  16552	1 - -	GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME  Note:	*\$ 150.00 ✓	Each
*11 29156  16559	1 - -	GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER  Note:	*\$ 150.00 ✓	Each
*12 99547  16553	1 - -	GARAGE DOOR - UPGRADE TO 16 x 8 OLYMPUS 500 INSULATED WITH THERMAL INSERTS AND WEATHERSTRIPPING  Note: Does not include Black or Terratone Colours	*\$ 1,228.00 ✓	Each

Vendor Initials: \_\_\_\_\_

Purchaser Initials: \_\_\_\_\_

PREPARED BY: Victoria Hum

LOCKED BY:

PE 808-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: John D Said and M-Anne Hamelin

Printed: 10-Feb-20 4:12 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
301	2	1020 THE MORGAN ELEV A <i>LO</i>	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 104290	1	- UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET (STD SERIES CABINETRY)	\$ 547.00	Each
16555		Note: by the fridge As per schedule H		
14 28245	1	- LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 759.00	Each
16556		Note: <del>left side of stove</del> as per schedule H		
15 1101	1	- LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 675.00	Each
16557		Note: kitchen - by the fridge under the microwave shelf as per schedule H		
16 103944	1	- CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - <i>Standard Layout</i> OPTIONAL KITCHEN-1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 2,159.00	Each
16590		Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style		
17	1	- KITCHEN - Upgrade to level 1 cabinets -std layout	\$ 2,036.00	Each
16592		Note: as per Schedule H		<i>Don's 808-4</i>
18	1	- ENSUITE BATH - INCREASE SIZE OF VANITY BY APPROX 18", MIRROR TO BE INCREASED BY SAME AMOUNT. LIGHTING FIXTURE TO REMAIN AS STD BUT RELOCATED TO BE CENTERED ABOVE NEW VANITY SIZE	\$ 449.00	Each
17177		Note: As per schedule H		
19	1	- LAUNDRY ROOM - REDESIGN LAYOUT AS PER ATTACHED SKETCH - RELOCATE WASHER AND DRYER TO BASEMENT BESIDE THE LAUNDRY TUB TO ALLOW FOR A 2PC WASHROOM OFF OF BEDROOM #2. NOTE GARAGE MAN DOOR TO BE RELOCATED AS WELL	\$ 4,374.00	Each
17835		Note:		<i>Don 808-3</i>
20 28685	1	- MAIN BATHROOM - 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
17855		Note: Does not include Shower door		
21 28705	1	- MAIN BATHROOM - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,009.00	Each
17856		Note:		
22 1101	1	- LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 675.00	Each
18082		Note: master ensuite - <i>end</i> on the <del>left side</del> of vanity by toilet as per schedule H		
23 18083	1	- std fireplace will be <i>Relocated to</i> install in the basement with the firebox raised approx 6", the dining room windows will be deleted , the main bathroom window will be deleted and the bathroom door swing into the hall. <i>175" from floor</i> the basement window	\$ 0.00	Each
		Note: for the optional basement bedroom will move to the other exterior wall behind the garage in the mechical room as per schedule H <i>Switch for fireplace to be on side of bump in. fireplace included, tile, MDF mantel + trim.</i>		
24	1	- upgrade the std 8'X8' deck for the lookout to 14'X14'	\$ 5,380.00	Each
18084		Note: as per schedule H		<i>Don's 808-3</i>

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Victoria Hum

LOCKED BY:

PE 808-2

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: John D Said and M-Anne Hamelin

Printed: 10-Feb-20 4:12 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
301	2	1020 THE MORGAN ELEV A LO	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25	1 - -	additional bouns of 3400 for the easement issue	<del>-\$3,400.00</del>	Each <i>Show on sum of Price</i>
18085	Note:			

Sub Total	<del>\$20,226.00</del>
HST	\$0.00
Total	<del>\$20,226.00</del>

*23,626.00*

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

PURCHASER: \_\_\_\_\_

John D Said

10-Feb-20

DATE

VENDOR: \_\_\_\_\_

PER: Valecraft Homes Limited

PURCHASER: \_\_\_\_\_

M-Anne Hamelin

10-Feb-20

DATE

DATE: \_\_\_\_\_