



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 March 3, 2020.

You now have five (5) business days from March 4, 2020 to obtain your Lawyer's & Financing approvals.

On or before, March 12, 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 16, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by March 16, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 297- Henderson

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER_RL.doc

July 30, 2018

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	J. Patrick Henderson and Maria T. Henderson
STREET	318 Lipizzaner St.
CITY, PROVINCE	Stittsville, Ontario
POSTAL CODE	K2S 0X9
HOME PHONE	613-296-1071
WORK PHONE	
Cell Phone Purchaser (1)	647-968-0989
Cell Phone Purchaser (2)	613-296-1071
CIVIC	161 Hickstead Way
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	297
MODEL #	1010
MODEL NAME	Ferris
DWELLING (MODEL#, ELEV, OPT)	1010 Ferris Std C
ELEVATION	C
ORIENTATION	Standard
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	
PURCHASER OFFER base+up=Formula 4	
PURCHASER OFFER base=Formula 4	\$579,900.00
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	16
CLOSING MONTH, YEAR	December, 2020
CLOSING DATE (MONTH DAY, YEAR)	December 16, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	V.Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Ron McCloskey
STREET	Suite 202, 5307 Canotek Rd.
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1J 9M2
PHONE	613-745-0395
<u>SCHEDULE T</u>	
PURCHASER 1	J. Patrick Henderson
HOME ADDRESS (STREET, CITY, POSTAL CODE)	318 Lipizzaner St. Stittsville, On K2S 0X9
HOME PHONE	613-296-1071
WORK ADDRESS (STREET, CITY, POSTAL CODE)	801 King Edward Ave. Ottawa On.
WORK PHONE	647-968-0989
OCCUPATION	Administrative Assistant
ID TYPE	Driver Licence
ID NUMBER	H2512-37978-31119
PURCHASER 2	Maria T. Henderson
HOME ADDRESS (STREET, CITY, POSTAL CODE)	318 Lipizzaner St. Stittsville, On K2S 0X9
HOME PHONE	613-296-1071
WORK ADDRESS (STREET, CITY, POSTAL CODE)	401 Smythe Rd, Ottawa, On
WORK PHONE	613-296-1071
OCCUPATION	Nurse
ID TYPE	Driver Licence
ID NUMBER	H2512-51988-15902
PART OF LOT(S)(singles)	297
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	jpatrickhenderson@gmail.com
EMAIL ADDRESS (2)	mariahenderson2406@gmail.com
DATE: January 14, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing
Reg'd Plan #: 4M-1589
Name(s): J. Patrick Henderson
Name(s): Maria T. Henderson

LOT NO: 297
MODEL: 1010 Ferris Std C

BASE PRICE: \$579,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: 9642.00

CREDITS: - 9642.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1:

Elevation to Credits with 13% tax included

SUBTOTAL 2:

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$579,900.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$579,900.00

PURCHASER OFFER : \$579,900.00

DIFFERENCE:

\$10K decor \$9642. has been applied & reflected in
credits above. Remaining \$358. will be taken
at a later time of color selections

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$534,424.78
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$579,900.00
ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

*EXPECTED DATE OF CLOSING: December 16, 2020

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

Owner if base over max
REV: January 14, 2020

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Patrick J Henderson and Maria T Henderson

Printed: 23-Feb-20 10:49 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
297	2	1010 THE FERRIS ELEV C	16-Dec-20
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE
*1 87523 18378	1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: . Bonus of \$ 10,000 - \$9642 has been applied and the remainder of \$ 358 will be used at decor appointment	\$ 0.00	Each
*2 90190 18380	1 - - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00	Each
*3 90187 18382	1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00	Each
*4 87692 18381	1 - - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note:	\$ 0.00	Each
5 18351	1 - <i>ENSUITE BATH</i> - REDESIGN ENSUITE AND WIC TO INCLUDE - SHOWER BASE APPROX 3'X5' C/W STD CERAMIC WALLS & KAMELEON DOORS, APPROX 6FT STD VANITY, APPROX 3FT LINEN CLOSET - RELOCATED LAUNDRY FROM MAIN FLOOR TO UPPER HALL C/W SHELF ABOVE - CENTER WINDOW IN MASTER BEDROOM <i>WIC to include double Rocks on the 2 short walls.</i> Note: as per schedule H	\$ 5,970.00	Each <i>Don Q 318-1 2 double Rocks by Don</i>
*6 90189 18383	1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each
*7 90188 18384	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each
*8 90186 18385	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
9 18265	1 - <i>STUDY</i> - PROVIDE FOR HALF WALL APPROX 36" HIGH X 60" LONG C/W MDF CAP BETWEEN DEN AND FOYER. As per schedule H Note:	\$ 150.00	Each <i>Don Q 318-1 3</i>
10 18266	1 - <i>LAUNDRY ROOM</i> - CONVERT THE STD CLOSET IN MAIN FLOOR LAUNDRY AREA TO A WALK IN CLOSET NOW THAT LAUNDRY HAS BE RELOCATED TO UPPER FLOOR As per schedule H Note: <i>WALK IN closet</i>	\$ 150.00	Each <i>Don Q 318-1 4</i>
11 18267	1 - <i>GREAT ROOM</i> - FRAME FIREPLACE INTO GREAT ROOM BY APPROX 12" as per schedule H Note:	\$ 150.00	Each <i>Don Q 318-1 5</i>
12 18352	1 - <i>KITCHEN</i> - PROVIDE FOR OPTONAL KITCHEN LAYOUT #2 C/W APPROX 28"W X 24"D PANTRY (SEE ATTACHED SKETCH) dated feb 23/20 Note:	\$ 3,222.00	Each <i>Don Q 318-1 7</i>

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Geoff Cooper

LOCKED BY:

PE 318-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Patrick J Henderson and Maria T Henderson

Printed: 23-Feb-20 10:49 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
297	2	1010 THE FERRIS ELEV C	16-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$9,642.00
HST	\$0.00
Total	\$9,642.00

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

PURCHASER: _____

Patrick J Henderson

23-Feb-20

DATE

VENDOR: _____

PER: Valecraft Homes Limited

PURCHASER: _____

Maria T Henderson

23-Feb-20

DATE

DATE: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Phase III

VALECRAFT HOMES LIMITED

PROJECT: RATHWELL LANDING LOT: _____

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.)

Aug 6 2019 / nov. 23 / 2019
DATE OF REGISTRATION

Paul Odell
AGENT'S NAME

Maria Henderson
CLIENT'S NAME

Colin Banker
AGENT'S OFFICE
1st Ottawa

CLIENT'S TELEPHONE NO: _____

AGENT'S TELEPHONE NO: _____

A.M. Brose
VALECRAFT SALES REPRESENTATIVE:

Paul Odell
AGENT'S SIGNATURE

HEAD OFFICE USE ONLY		
Base Price	Less HST	Commission to be based on this amount.
<u>\$579,900.00</u>	<u>\$45,475.22</u>	<u>\$534,424.78</u>

Approved by Vendor (signing authority): [Signature]