

## **Welcome to Place St. Thomas 3**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on March 3, 2020.

You now have five (5) business days from March 3, 2020 to obtain your Lawyer's & Financing approvals.

On or before March 11, 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 25, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by April 9, 2020 as stated in clause 5 of the Agreement of Purchase and Sale.

**Place St. Thomas Sales Office**  
**613-370-0288**

VH 2019 Phase 3 Lot 6 – Bikolimana/ Habimana Mukandilima

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Evariste Bikolimana & Christine Habimana Mukandilima ✓
<b>STREET</b>	139 Birch Hill Private ✓
<b>CITY, PROVINCE</b>	Ottawa, Ontario ✓
<b>POSTAL CODE</b>	K1K 3Y5 ✓
<b>HOME PHONE</b>	613-741-2160
<b>WORK PHONE</b>	819-420-5168
<b>Cell Phone Purchaser (1)</b>	613-700-2355
<b>Cell Phone Purchaser (2)</b>	613-501-3095
<b>CIVIC</b>	521 Strasbourg Street ✓
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-338 ✓
<b>LOT (BUILDER'S LOT/UNIT)</b>	6 ✓
<b>MODEL #</b>	825 ✓
<b>MODEL NAME</b>	Bradley 3Bed ✓
<b>DWELLING (MODEL#, ELEV, OPT)</b>	825, B, Rev ✓
<b>ELEVATION</b>	B ✓
<b>ORIENTATION</b>	Reverse ✓
<b>PHASE</b>	3
<b>PROJECT</b>	Place St. Thomas 3
<b>SCHEDULES</b>	
<b>PURCHASER OFFER Formula 123</b>	\$477,082.00
<b>PURCHASER OFFER base+up=Formula 4</b>	
<b>PURCHASER OFFER base=Formula 4</b>	
<b>Purchaser Offer INVESTMENT Form 123</b>	
<b>Purchaser Offer INVESTMENT Base+up =Form 4</b>	
<b>Purchaser Offer Investment Base =Form 4</b>	
<b>CLOSING DAY</b>	17
<b>CLOSING MONTH, YEAR</b>	December, 2020
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	December 17, 2020 ✓
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	9,000
<b>DEPOSIT 3)</b>	10,000
<b>SALES REPRESENTATIVE</b>	A. Bowman
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	Louis Guertin
<b>STREET</b>	217 - 2451 St Joseph Blvd
<b>CITY, PROVINCE</b>	Orleans ON
<b>POSTAL CODE</b>	K1C 1E9
<b>PHONE</b>	613-830-7204
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Evariste Bikolimana ✓
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	139 Birch Hill Pvt., Ottawa ON K1K 3Y5 ✓
<b>HOME PHONE</b>	613-741-2160
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	30 Rue Victoria, Gatineau QC J8X 0B3
<b>WORK PHONE</b>	819-420-5168
<b>OCCUPATION</b>	Parks Canada Agency
<b>ID TYPE</b>	Driver's Licence ✓
<b>ID NUMBER</b>	B4283-25306-90806 ✓
<b>PURCHASER 2</b>	Christine Habimana Mukandilima ✓
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	139 Birch Hill Pvt., Ottawa ON K1K 3Y5 ✓
<b>HOME PHONE</b>	613-741-2160
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	90 Sparks St., Ottawa, ON K1A 0H4
<b>WORK PHONE</b>	613-302-5784
<b>OCCUPATION</b>	Canadian Northern Dev. Agency
<b>ID TYPE</b>	Driver's Licence ✓
<b>ID NUMBER</b>	H0014-12406-95824 ✓
<b>PART OF LOT(S)(singles)</b>	6 ✓
<b>PLACE SIGNED</b>	
<b>EMAIL ADDRESS (1)</b>	bikoleva@yahoo.fr
<b>EMAIL ADDRESS (2)</b>	habimuk@gmail.com
<b>DATE: January 14, 2020</b>	



SUMMARY OF PRICING - VH2019  
Formula 1,2 &3

DATE:

PROJECT: Place St. Thomas 3  
Reg'd Plan #: 50M-338  
Name(s): Evariste Bikolimana  
Name(s): Christine Habimana Mukandilima

LOT NO: 6  
MODEL: 825, B, Rev

BASE PRICE: \$429,900.00

ELEVATION: \$4,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$52,682.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$47,182.00

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL: \$477,082.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$484,678.35

PURCHASER OFFER: \$477,082.00

PURCHASER OFFER HST INCLUDED: \$484,678.35

DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to the purchase price.

-\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:

HST Formula 3

\$443,782.06

TOTAL INCLUDING ALL APPLICABLE HST:

\$484,678.35

ADDITIONAL HST DUE ON CLOSING:

\$7,596.35

COMMENTS:

\*EXPECTED DATE OF CLOSING:

December 17, 2020

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

Owner Formula 1,2 &3

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Evariste Bikolimana and Christine Habimana Mukandilima			Printed: 18-Feb-20 3:15 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	3	825 THE BRADLEY 3 BED ELEV B	17-Dec-20
ITEM	QTY	EXTRA / CHANGE	PRICE
1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	Each
17383		Note: Bonus of \$10,000.00 has been applied to the purchase price	
2 90159	1	- BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	Each
17384		Note: Does Not Include Electrical Rough-Ins	
3 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	Each
17385		Note: Excluding Corner Cabinetry Where Applicable	
4 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	Each
17386		Note:	
5 90160	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	Each
17387		Note:	
6 87505	1	- UPPER HALL - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	Each
17388		Note:	
7 90163	1	- MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	Each
17389		Note:	
*8 12675	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER	*\$ 4,697.00
17390		Note: - Ensuite Bathroom as per Schedule H - Includes Soaker Tub & Walk-In Shower with Kameleon Glass Door. - Extend Vanity Approx. 3 Feet & center sink. Mirror & Light Fixture enlarged.	Each
*9 62392	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,684.00
17391		Note: - 3 1/8" Stained Oak - Includes Upper Hallway	Each
10 27702	1	- KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - BUILDERS STANDARD	\$ 4,296.00
17393		Note: Does Not Include Backsplash, Bulkhead Extension or Potlights.	Each
11 17394	1	- KITCHEN - Supply & Install a Microwave Opening with Finished Interior in Upper Cabinetry (Between Chimney Hood Fan & Corner Pantry) in Lieu of Standard Cabinetry. Includes a Dedicated Plug For Future Microwave. (Standard Level Cabinetry)	\$ 544.00
		Note:	Each
12 17395	1	- KITCHEN/DINETTE - Supply & Install Upgraded Laminate Countertop in Kitchen including Island with Flush Breakfast Bar + Des Area in Optional Pantry.	\$ 631.00
		Note:	Each

Vendor Initials: \_\_\_\_\_ Purchaser Initials: EB HMC

PREPARED BY: Adam Bowman

LOCKED BY:

PE 750-1

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CONSTRUCTION SCHEDULING APPROVAL

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

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



**Internal B1A**  
**Place St. Thomas - Phase 3**

**PURCHASERS:** Evariste Bikolimana and Christine Habimana Mukandilima

**Printed:** 18-Feb-20 3:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	3	825 THE BRADLEY 3 BED ELEV B	17-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 8 17396		1 - - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS  Note: Does not include modifications to cabinetry or electrical for new microwave location	\$ 662.00	Each
14 12964 18043		1 - <i>BASEMENT BATHROOM</i> - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.  Note:	\$ 7,409.00	Each
15 18078		1 - <i>BASEMENT</i> - CUSTOM FINISHED BASEMENT RECROOM INCLUDING TWO (2) BEDROOMS ( SEE ATTACHED SKETCH)  Note: - Basement recroom & Bedrooms as per Schedule H - Include additional window (56"X30") in basement bedroom #2. - Includes finished basement staircase. - Includes door at top of basement staircase	\$ 25,520.00	Each
16 18079		1 - <i>GREAT ROOM</i> - Upgrade Standard Corner Fireplace Ceramic Tile to Quote Level Ceramic Tile approximately 5' wide to the approximately 17' ceiling, (Quote Level - SICHENIA Pave Wall 1659 Bianco).  Note: - Include additional support behind fireplace for future television mount. - Raise Fireplace Approx 12" - Delete Standard Fireplace Mantel - Delete Hearth - Quote Level Ceramic Tile "Ceratec Sichenia 6.5 X 16.1 Pave Wall House 1659 Bianco" Installed in a 1/3 brick pattern	\$ 6,475.00	Each
17 881 18248		4 - <i>KITCHEN/DINETTE</i> - UPPER CABINETS - CLEAR GLASS UPPER CABINET SINGLE DOOR (1 LITE)  Note: <i>in center section of opt. pantry.</i>	\$ 764.00	

*18 Mantle Clause.*

Sub Total	\$52,682.00
HST	\$0.00
Total	\$52,682.00

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

**PURCHASER:** *Evariste Bikolimana* 23.02.2020 **VENDOR:** \_\_\_\_\_  
DATE DATE PER: Valecraft Homes (2019) Limited

**PURCHASER:** *Christine Habimana Mukandilima* 23.02.2020 **DATE:** \_\_\_\_\_  
DATE DATE

**PREPARED BY:** Adam Bowman  
**LOCKED BY:**  
**PE 750-2**  
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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____