



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 11, 2020.

You now have five (5) business days from March 11, 2020 to obtain your Lawyer's & Financing approvals.

On or before, March 22, 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 April 7, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by April 7, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 266- Dykeman/ Anton

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

July 30, 2018

1455 Youville Drive, Suite 210, Ottawa, ON K1C 6Z7 Tel: (613) 837-1104 Fax: (613) 837-5901

Valecraft.com

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Ernest Matthew Dykeman and Elena Ramona Anton
STREET	326 Lipizzaner St
CITY, PROVINCE	Stittsville On
POSTAL CODE	K2S 0X9
HOME PHONE	778-317-3609
WORK PHONE	613-371-7261
Cell Phone Purchaser (1)	778 317-3609
Cell Phone Purchaser (2)	778 317-7610
CIVIC	742 Parade Drive
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	266
MODEL #	1046
MODEL NAME	Hazelwood
DWELLING (MODEL#, ELEV, OPT)	1046 C Std Hazelwood w/o
ELEVATION	C
ORIENTATION	Standard
PHASE	2
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	
PURCHASER OFFER base+up=Formula 4	
PURCHASER OFFER base=Formula 4	768,559.28 \$780,230.19
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	24 26
CLOSING MONTH, YEAR	November, 2020 Jan 21
CLOSING DATE (MONTH DAY, YEAR)	November 24, 2020 Jan 26/21
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000 32,203.00
DEPOSIT 3)	25,000 33,203.00
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Ernest Matthew Dykeman
HOME ADDRESS (STREET, CITY, POSTAL CODE)	326 Lipizzaner St Stittsville On K2S 0X9
HOME PHONE	778 317-3609
WORK ADDRESS (STREET, CITY, POSTAL CODE)	222 Queen St Ottawa On
WORK PHONE	613 371-7261
OCCUPATION	Operations officer - Canadian Armed Forces
ID TYPE	Driver Licence
ID NUMBER	D9652-23407-81117
PURCHASER 2	Elena Ramona Anton
HOME ADDRESS (STREET, CITY, POSTAL CODE)	326 Lipizzaner St Stittsville On K2S 0X9
HOME PHONE	778 317-7610
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	Home maker
ID TYPE	Driver Licence
ID NUMBER	A5984-20477-95610
PART OF LOT(S)(singles)	266
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	mattcadets@gmail.com
EMAIL ADDRESS (2)	ramona.elena.anton@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): Ernest Matthew Dykeman
Name(s): Elena Ramona Anton

LOT NO: 266
MODEL: 1046 C Std Hazelwood

BASE PRICE: ~~625,900.00~~
\$651,900.00

ELEVATION:
LOT PREMIUM: \$60,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: ~~82,812.00~~ \$69,472.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included SUBTOTAL 1: ~~132,812.00~~ \$119,472.00

Elevation to Credits with 13% tax included SUBTOTAL 2: ~~142,659.28~~ \$128,330.19

BASE PRICE ABOVE MAX+ SUBTOTAL 2: ~~768,559.28~~ \$780,230.19

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: ~~\$780,230.19~~

PURCHASER OFFER: ~~768,559.28~~ \$780,230.19

DIFFERENCE: \$0.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	701,379.89	\$711,708.13
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:				\$780,230.19
ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING:

November 24, 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: Ernest Matthew Dykeman and Elena Rmona Anton			Printed: 9-Mar-20 12:26 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
266	2	1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	Jan 26 5-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE
1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	Each
16514	Note:	Has been applied in full. Bonus of 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	Each
16516	Note:		
3 86355	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	Each
16517	Note:		
4 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	Each
16518	Note:		
5 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	Each
16519	Note:		
6 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	Each
16520	Note:	Excluding Corner Cabinetry Where Applicable	
7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	Each
16521	Note:	Does Not Include Electrical Rough-Ins	
8 16564	1	- BASEMENT - FINISH BASEMENT AS PER ATTACHED SKETCH C/W 4PC BATHROOM WITH APPROX 48"X36" PREFAB SHOWER & APPROX 60"X32" SOAKER TUB, ROUGH IN FOR FUTURE WET BAR, GAS FIREPLACE, APPROX 6'X3' CERAMIC AREA IN FRONT OF PATIO DOOR. NOTE SPACE UNDER STAIRS TO BE DRYWALLED	\$ 39,068.00 Each Don Q810-1 8
9 16566	1	- BASEMENT - Add additional insulation (R20 Batt Noise control) complete with resilient channel between the ceiling and the floor of the ground floor to help minilize noise transfer (to be done in all finished areas only)	\$ 4,630.00 Each Don Q810-2 12
10 16568	1	- INCREASE THE SIZE OF THE MAIN BATHROOM AND ENSUITE DOORS TO 32" WIDE	\$ 150.00 Each Don Q810-3 14
11 16569	1	- BASEMENT - SUPPLY AND INSTALL DRYCORE IN ALL FINISHED AREAS IN THE BASEMENT (REC ROOM AND BOTH BEDROOMS)	\$ 8,588.00 Each Don Q810-3 15
12 16570	1	- BASEMENT - SUPPLY AND INSTALL A LAYER OF R-10 RIGID INSULATION UNDER ENTIRE BASEMENT FLOOR	\$ 4,104.00 Each Don Q810-3 16

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 810-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Ernest Matthew Dykeman and Elena Rmona Anton

Printed: 9-Mar-20 12:26 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
266	2	1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	5-Nov-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 99658 16572	1	- GARAGE DOOR - UPGRADE TO 16 x 8 OLYMPUS 500 INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING Note:	*\$ 1,874.00 ✓	Each
14 16575	1	- ENLARGE THE STD DECK FROM 8'X8" TO 10'X12' C/W A 3' LANDING AND STAIRS DOWN TO REAR YARD Note: As per schedule H	\$ 7,840.00 ✓	Each Don Q810-3 19
15 17496	1	- PROVIDE FOR OPTIONAL ROOF OVER ENLARGED DECK (10"X12") Note: As per schedule H	\$ 6,774.00 ✓	Each Don Q810-3 20
16 18545	1	- BASEMENT - UPGRADE STD SLIDING PATIO DOOR IN WALK OUT BASEMENT TO A GARDEN STYLE SWING DOOR C/W SCREEN APPROX 66" WIDE. NOTE DOOR TO SWING INTO BASEMENT. Note:	\$ 150.00 ✓	Each Don Q810-2 16
17 18546	1	- KITCHEN/DINETTE - UPGRADE STD SLIDING PATIO DOOR IN DINETTE TO A GARDEN STYLE SWING DOOR C/W SCREEN APPROX 66" WIDE. NOTE DOOR TO SWING INTO DINETTE Note:	\$ 150.00 ✓	Each Don Q810-3 17
18 35644 18704	1	- ENSUITE - 5PC ENSUITE Note:	\$ 4,559.00 ✓	Each
19 18706	1	- Flat ceilings throughout including finished walk out basement. Note:	\$ 2,873.00 ✓	Each Don Verified
20 18707	1	- Upgrade to Ice & Water Sheild on entire roof. Note:	\$ 2,052.00 ✓	Each Don Detail

Sub Total	\$82,812.00
HST	\$0.00
Total	\$82,812.00

Payment Summary

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

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 810-2

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

VALECRAFT HOMES LIMITED

PROJECT: RATHWELL LANDING LOT: 266 -

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.)

11/23/19
DATE OF REGISTRATION

Ramon Anton
Matt Dykema
CLIENT'S NAME

1) 778-317-3609
2) 778-317-7610
CLIENT'S TELEPHONE NO:

A. M. Boose
VALECRAFT SALES REPRESENTATIVE:

Chris Heard
AGENT'S NAME

Remedy Absolute
AGENT'S OFFICE

613-558-3383
613-721-5551
AGENT'S TELEPHONE NO:

[Signature]
AGENT'S SIGNATURE

Base
Price \$625,900.00

HEAD OFFICE USE ONLY
Less
HST \$50,767.26

Commission to
be based on this
amount \$575,132.74

Approved by Vendor (signing authority): [Signature]

March 11/2020