

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 13, 2020.

You now have five (5) business days from March 13, 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 9, 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 12 – Habinana/ Twagirayesu

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Antoinette Habimana & Jacques Twagirayesu
STREET	100 Marissa Avenue
CITY, PROVINCE	Gloucester, Ontario
POSTAL CODE	K1J 0A6
HOME PHONE	343-987-2864
WORK PHONE	343-987-2864
Cell Phone Purchaser (1)	343-987-2864
Cell Phone Purchaser (2)	418-271-7823
CIVIC	545 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	12
MODEL #	825
MODEL NAME	Bradley 3Bed
DWELLING (MODEL#, ELEV, OPT)	825, A, Rev
ELEVATION	A
ORIENTATION	Reverse
PHASE	3
PROJECT	Place St. Thomas 3
SCHEDULES	
PURCHASER OFFER Formula 123	\$471,427.00
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	22
CLOSING MONTH, YEAR	December, 2020
CLOSING DATE (MONTH DAY, YEAR)	December 22, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	A. Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Antoinette Habimana
HOME ADDRESS (STREET, CITY, POSTAL CODE)	100 Marrissa Ave., Gloucester ON K1J 0A6
HOME PHONE	343-987-2864
WORK ADDRESS (STREET, CITY, POSTAL CODE)	140 Promenade Du Portage, Gatineau QC K1A0J9
WORK PHONE	343-987-2864
OCCUPATION	Senior Business Analyst
ID TYPE	Driver's Licence - Passport
ID NUMBER	H0014-05407-55110 AK125270
PURCHASER 2	Jacques Twagirayesu
HOME ADDRESS (STREET, CITY, POSTAL CODE)	100 Marrissa Ave., Gloucester ON K1J 0A6
HOME PHONE	418-271-7823
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2500 Solandt Rd, Suite 2200, Ottawa, ON, K2K 3G5
WORK PHONE	613-404-3956
OCCUPATION	Technical Services Representative
ID TYPE	Permis De Conduire / Driver's Licence
ID NUMBER	T2625-151070-07 T9556-38207-01015
PART OF LOT(S)(singles)	12
PLACE SIGNED	
EMAIL ADDRESS (1)	antohab3@gmail.com
EMAIL ADDRESS (2)	jatwagirayesu@gmail.com
DATE: January 14, 2020	

get
a new
one
revised.

SUMMARY OF PRICING - VH2019

Formula 1,2 &3

DATE:

PROJECT: Place St. Thomas 3
Reg'd Plan #: 50M-338
Name(s): Antoinette Habimana
Name(s): Jacques Twagirayesu

LOT NO: 12
MODEL: 825, A, Rev 3bed

BASE PRICE: \$429,900.00
ELEVATION: \$10,500.00
LOT PREMIUM:
END LOT PREMIUM:
NET TOTAL COST OF UPGRADES: \$43,027.00
CREDITS: -\$12,000.00
Elevation to Credits with 5.2% tax included
SUBTOTAL 1: \$41,527.00
Elevation to Credits with 13% tax included
SUBTOTAL 2:

5.2% TOTAL: \$471,427.00
TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$478,639.39
PURCHASER OFFER: \$471,427.00
PURCHASER OFFER HST INCLUDED: \$478,639.39
DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to the purchase price.	\$10,000.00
Additional Décor Bonus of \$2000 as per F. Nieuwkoop	\$2,000.00
Basement bath price accepted by Frank due to error in Builder IT	

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 3	\$439,041.91
TOTAL INCLUDING ALL APPLICABLE HST:		\$478,639.39
ADDITIONAL HST DUE ON CLOSING:		\$7,212.39

COMMENTS:

*EXPECTED DATE OF CLOSING: December 22, 2020

Place St Thomas

From: Frank Nieuwkoop
Sent: March-01-20 2:26 PM
To: Place St Thomas
Subject: Re:2K Decor Bonus - PST PH3 Lot 12 - Elevation "A"

Yes

Sent from my Huawei phone

----- Original message -----

From: Place St Thomas <place-st-thomas@valecraft.com>
Date: Sun., Mar. 1, 2020, 2:02 p.m.
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: 2K Decor Bonus - PST PH3 Lot 12 - Elevation "A"

Hey Frank,

Confirming the \$2000 rebate on elevation "A" for PH3 Lot 12. They wrote their APS earlier today.

\$429,900.00 – Bradley 3Bed
\$10,500.00 – Elevation "A"
\$43,027.00 – Total Upgrades including Finished basement & bathroom

Décor bonus - \$10,000.00

Thanks!
Adam

Adam B. Bowman
New Home Sales Consultant

605 Bruxelles St., Embrun, ON K0A 1W0
Office: 613.370.0288 Fax: 613.370.0311
www.valecraft.com

Internal B1A

Place St. Thomas - Phase 3

PURCHASERS: Antoinette Habimana and Jacques Twagirayesu

Printed: 1-Mar-20 10:19 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12	3	825 THE BRADLEY 3 BED ELEV A	22-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1	1	- BONUS - DECOR CENTER CREDIT OF \$12,000.00		Each
18556	Note:	Bonus of \$12,000.00 has been applied in full to the purchase price.		
2	1	- BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H		Each
90159	Note:	Does Not Include Electrical Rough-Ins		
17642				
3	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE		Each
90161	Note:	Excluding Corner Cabinetry Where Applicable		
17643				
4	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE		Each
90162	Note:			
17644				
5	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)		Each
90160	Note:			
17645				
6	1	- MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING		Each
90163	Note:			
17647				
7	1	- UPPER HALL - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY		Each
87509	Note:			
17646				
8	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER	\$ 4,697.00	Each
18250	Note:	- Includes Soaker Tub & Walk-In Shower with Kameleon Glass Door. - Extend Vanity Approx. 3 Feet & center sink. Mirror & Light Fixture enlarged. AS per Schedule H		Q816-2 #13
*9	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,684.00	Each
62403	Note:	- 3 1/8" Stained Oak - Includes Upper Hallway AS per Schedule H		Dan's List
17116				
10	1	- KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - BUILDERS STANDARD	\$ 4,296.00	Each
27703	Note:	Does Not Include Backsplash, Bulkhead Extension or Potlights. AS per Schedule H & Attached pantry sketch.		
17371				
11	1	- KITCHEN/DINETTE - Supply & Install Upgraded Laminate Countertop in Kitchen including Island with Flush Breakfast Bar + Desk Area in Optional Pantry.	\$ 631.00	Each
17127	Note:	AS Per Schedule H/Attached Sketch		Q816-2 #10
12	1	- KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 662.00	Each
8	Note:	AS per Schedule H/Attached Sketch.		
17130		Does not include modifications to cabinetry or electrical for new microwave location		

Vendor Initials: _____ Purchaser Initials: JT HA

PREPARED BY: Adam Bowman

LOCKED BY:

PE 816-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 3

PURCHASERS: Antoinette Habimana and Jacques Twagirayesu

Printed: 1-Mar-20 10:19 am


LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12	3	825 THE BRADLEY 3 BED ELEV A	22-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 881 17829	4 - KITCHEN/DINETTE - UPPER CABINETS - CLEAR GLASS UPPER CABINET SINGLE DOOR (1 LITE)	Note: - Installed in 4 centered upper cabinets of extended pantry in Dinette.	\$ 764.00	
14 12574 18139	1 - - BASEMENT BATHROOM - FINISH 3-PC BATHROOM WITH APPROX. 5FT X 3FT 1PC SHOWER, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	Note: AS Per Schedule H.	\$ 6,773.00	Each HST=967B. Frank OK Cecilia 05/15
15 18249	1 - BASEMENT - CUSTOM FINISHED BASEMENT RECROOM INCLUDING TWO (2) BEDROOMS (SEE ATTACHED SKETCH)	Note: - Includes additional window (56"X30") in basement bedroom #2/ - Includes finished basement staircase - Includes door at top of basement staircase. AS Per Schedule H/Attached Sketch	\$ 23,520.00	Each Q750-3 #16

Sub Total	\$43,027.00
HST	\$0.00
Total	\$43,027.00

Payment Summary	
Paid By	Amount
Total Payment: _____	

PURCHASER:



Antoinette Habimana

01-Mar-20
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:


Jacques Twagirayesu

01-Mar-20
DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____