

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 April 1, 2020.

You now have five (5) business days from April 1, 2020 to obtain your Lawyer's & Financing approvals.

On or before April 10, 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 May 1, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by May 1, 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 11 – Medeiros

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Christopher Medeiros & Tracy Medeiros
STREET	6030 Renaud Road
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1C 7G4
HOME PHONE	613-797-1666
WORK PHONE	613-830-0066
Cell Phone Purchaser (1)	613-797-1666
Cell Phone Purchaser (2)	613-698-8251
CIVIC	541 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	11
MODEL #	825
MODEL NAME	Bradley 3Bed
DWELLING (MODEL#, ELEV, OPT)	825, B, Std
ELEVATION	B
ORIENTATION	Standard
PHASE	3
PROJECT	Place St. Thomas 3
SCHEDULES	
PURCHASER OFFER Formula 123	\$471,762.00
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	21
CLOSING MONTH, YEAR	January, 2021
CLOSING DATE (MONTH DAY, YEAR)	January 21, 2021
DEPOSIT 1)	10,000
DEPOSIT 2)	10,000
DEPOSIT 3)	N/A
SALES REPRESENTATIVE	A. Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Christopher Medeiros
HOME ADDRESS (STREET, CITY, POSTAL CODE)	6030 Renaud Rd., Orleans ON K1C 7G4
HOME PHONE	613-797-1666
WORK ADDRESS (STREET, CITY, POSTAL CODE)	3000 Navan Rd., Ottawa ON K1W 1E9
WORK PHONE	613-830-0066
OCCUPATION	Tradesman
ID TYPE	Driver's Licence
ID NUMBER	M2128-12468-80905
PURCHASER 2	Tracy Medeiros
HOME ADDRESS (STREET, CITY, POSTAL CODE)	6030 Renaud Rd., Orleans ON K1C 7G4
HOME PHONE	613-698-8251
WORK ADDRESS (STREET, CITY, POSTAL CODE)	3469 Innes Rd., Ottawa ON K1C 1T1
WORK PHONE	613-841-8417
OCCUPATION	Office Manager
ID TYPE	Driver's Licence
ID NUMBER	M2128-75008-85920
PART OF LOT(S)(singles)	11
PLACE SIGNED	
EMAIL ADDRESS (1)	cris.medeiros@live.ca
EMAIL ADDRESS (2)	tracy-medeiros@outlook.com
DATE: January 14, 2020	

CM

TM

SUMMARY OF PRICING - VH2019

Formula 1,2 &3

DATE:

PROJECT: Place St. Thomas 3
Reg'd Plan #: 50M-338
Name(s): Christopher Medeiros
Name(s): Tracy Medeiros

LOT NO: 11
MODEL: 825, B, Std

BASE PRICE: \$429,900.00

ELEVATION: \$4,500.00

LOT PREMIUM: \$47,362.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES:

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$41,862.00

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL: \$471,762.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$478,997.14

PURCHASER OFFER: \$471,762.00

PURCHASER OFFER HST INCLUDED: \$478,997.14

DIFFERENCE:

Décor bonus applied in full to the purchase price.

-\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 3	\$439,322.72
TOTAL INCLUDING ALL APPLICABLE HST:		\$478,997.14
ADDITIONAL HST DUE ON CLOSING:		\$7,235.14

COMMENTS:

CM

TM

*EXPECTED DATE OF CLOSING:

January 22, 2021

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

Owner Formulary 21-23 January 14, 2020

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Christopher Medeiros and Tracy Medeiros			Printed: 22-Mar-20 2:37 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
11	3	825 THE BRADLEY 3 BED ELEV B	21-Jan-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
18914	Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.		Each
*2 90159	1	- BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
18915	Note: Does Not Include Electrical Rough-Ins		Each
*3 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
18916	Note: Excluding Corner Cabinetry Where Applicable		Each
*4 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
18917	Note:		Each
*5 90160	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
18918	Note:		Each
*6 87505	1	- UPPER HALL - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
18919	Note:		Each
*7 90163	1	- MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
18920	Note:		Each
8 18695	1	- ENSUITE BATH - ENSUITE BATH - Optional 4 Piece Luxury Ensuite c/w Free Standing Maxx 6636 Optik Tub w/ Standard Soaker Tub Faucet, Walk-In Glass Shower (2 walls) w/ Pivot Door & Std Ceramic Wall Tiles, Extended Vanity with Standard Laminate Countertop. Note: - Ensuite Bathroom as per Schedule H. - Extended Vanity with Single Sink - Includes larger mirror and light fixture over vanity - Standard Level Cabinetry	\$ 8,669.00
9 18912	1	- BASEMENT - Upgrade To Open Finished Staircase To Basement (Closed Stringers). Note: Includes Builder'S Standard Railing On The First Floor Complete With Nosing, Self Supporting Stringer (Main) Builders Standard Carpet On Basement Stairs And Approximately 3Ft X 4 Ft Landing At Base Of Basement Stairs, Oak Handrail, Oak Nosing & Ceiling Light. -Basement staircase as per Schedule H	\$ 4,282.00
*10 102292	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: - Main Floor To 2nd Level as per Schedule H	*\$ 5,149.00
*11 62392	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS AS Per Schedule H Note: - 3 1/8" Stained Oak - Includes Great Room, Dining Room, Lower Hall & Upper Hall.	*\$ 1,684.00

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Christopher Medeiros and Tracy Medeiros			Printed: 22-Mar-20 2:37 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
11	3	825 THE BRADLEY 3 BED ELEV B	21-Jan-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*12 62390	1	DEN 1 - STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY (10B)	*\$ 2,029.00
18736		Note: - 3 1/8" Stained Oak	Each ✓ Dan's list
13	1	KITCHEN - OPTIONAL KITCHEN #3	\$ 2,040.00
18699		Note: - Kitchen as per Schedule H. - Standard Level Cabinetry	Each ✓ Q948-2 #8
*14 27702	1	- CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - BUILDERS STANDARD	*\$ 6,684.00
18700		AS PER SCHEDULE H Note: Does Not Include Backsplash, Bulkhead Extension or Potlights.	Each ✓ Q948-2 #9
15	1	KITCHEN/DINETTE - UPC9-2B - Includes Upgrade To 42" Uppers with Filler Detail on Upper Kitchen Cabinetry to Upgraded Bulkhead. Includes Extended Pantry in Dinette. Standard Level Cabinetry.	\$ 1,234.00
18701		Note: - Includes Extended Optional Pantry in DInette	Each ✓ Q948-2 #10
16	1	KITCHEN/DINETTE - Supply & Install Quartz Level 1 Countertop in Kitchen including Island with Flush Breakfast Bar + Desk Area in Extended Optional Pantry in Dinette.	\$ 5,193.00
18702		Note: - Quartz Level 1 Countertop - Optional Kitchen #3 - Kitchen/Dinette as per Schedule H.	Each ✓ Q948-2 #11
17 870	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	\$ 316.00
18723		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	Each ✓
18	1	- HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 662.00
18727		Note: Does not include modifications to cabinetry or electrical for new microwave location	Each ✓
19	1	GREAT ROOM - FIREPLACE - Upgrade Standard Corner Fireplace Ceramic Tile to Quote Level Ceramic Tile approximately 5' wide to the approximately 17' ceiling, (Quote Level - SICHENIA Pave Wall).	\$ 6,475.00
18730		AS PER SCHEDULE H. 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" Installed in a 1/3 brick pattern	Each ✓ Q948-3 #16
20 676	1	- SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP)	\$ 350.00
18738		Note: Only available with Solid Surface Countertops	Each ✓
21 635	1	- KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$ 257.00
18741		Note:	Each ✓
*22 81026	1	ENSUITE BATH - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - ENSUITE BATHROOM - OPTIONAL (20)	*\$ 1,200.00
18696		Note: - Extended Vanity with single sink - Ensuite Bathroom as per Schedule H	Each ✓ Q948-3 #4

Internal B1A

Place St. Thomas - Phase 3

PURCHASERS: Christopher Medeiros and Tracy Medeiros

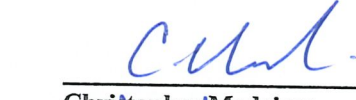
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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
11		3	825 THE BRADLEY 3 BED ELEV B	21-Jan-21
ITEM QTY EXTRA / CHANGE			PRICE	INTERNAL USE
*23 81030	1 - MAIN BATHROOM - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM (18)		*\$ 516.00	Each
18732	Note: Main Bathroom as per Schedule H ✓			✓ Dan's list
24 667	2 - - SINK - AMERICAN STANDARD OVALYN UNDERMOUNT 0497 - 221		\$ 296.00	✓
18739	Note: - Only available with Solid Surface Countertops - 1 X Ensuite Bathroom - 1 X Main Bathroom			
25 513	2 - - BATHROOMS - DELTA MANDOLIN 15630LF-ECO SINGLE HOLE LAVATORY FAUCET		\$ 326.00	✓
18742	Note: - 1 X Ensuite Bathroom - 1 X Main Bathroom			

Sub Total	\$47,362.00
HST	\$0.00
Total	\$47,362.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:




03-24-20

DATE

Christopher Medeiros

PURCHASER:




03-24-20

DATE

Tracy Medeiros

VENDOR:



PER: Valecraft Homes (2019) Limited

DATE: April 1 / 20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

ELIE MIGUEL JIBRINE
TRILINGUAL SALES REPRESENTATIVE

RE/MAX
HALMARK REALTY GROUP
610 Briston Avenue, Ottawa ON K1S 4E6

Cell: 613.276.1916
Office: 613.236.5959
emg@eliejibrine.com
www.eliemiguelgroup.com

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VALECRAFT HOMES (2019) LIMITED

PROJECT: PLACE ST. THOMAS 3 LOT: 11 - Phase 3

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 VALECRAFT SALES OFFICE at the site in which the prospective purchaser is buying.
- b) Registration on one VALECRAFT HOMES (2019) LIMITED site does not constitute registration at 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 (2019) LIMITED Sales Office.
- 4 Agreements of Purchase and Sale, mortgage applications, colour charts, etc., will be drawn up by VALECRAFT HOMES (2019) LIMITED Sales Agents.
- 5 Co-operating broker will receive 1.0% (of the base price less HST) Sales Commission on all Singles & Bungalows 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.)

March 2, 2020

DATE OF REGISTRATION

Elie Miguel Jibrine

AGENT'S NAME

Christopher & Tracy Medeiros

CLIENT'S NAME

RE/MAX Hallmark Realty Group

AGENT'S OFFICE

613-797-1666

CLIENT'S TELEPHONE NO:

613.276.1916 / 613.590.3000

AGENT'S TELEPHONE NO:

Adam Bowman

VALECRAFT SALES REPRESENTATIVE:

AGENT'S SIGNATURE

HEAD OFFICE USE ONLY

Base
Price

\$429,900.00

Less
HST

\$25,666.97

Commission to
be based on this
amount.

\$404,233.03

Approved by Vendor (signing authority):

K:\SALES\2019\CO-BROKES.xls

REVISED: March 28, 2019