

## **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 16, 2020.

You now have five (5) business days from April 16, 2020 to obtain your Lawyer's & Financing approvals.

On or before April 24, 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 8, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by May 14, 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 10 – Brown & Renaud

<b><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Derek Brown & Karine Renaud
STREET	6468 Colony Square
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1C 3E2
HOME PHONE	613-558-0463
WORK PHONE	613-841-6844
Cell Phone Purchaser (1)	613-558-0463
Cell Phone Purchaser (2)	613-720-9735
CIVIC	537 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	10
MODEL #	825
MODEL NAME	Bradley 3Bed
DWELLING (MODEL#, ELEV, OPT)	825, C, Std
ELEVATION	C
ORIENTATION	Standard
PHASE	3
PROJECT	Place St. Thomas 3
SCHEDULES	"B1-A", "C-1", "H", "O", "W4"
PURCHASER OFFER Formula 123	\$452,285.00
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	28
CLOSING MONTH, YEAR	January, 2021
CLOSING DATE (MONTH DAY, YEAR)	January 28, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	A. Bowman
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	Alexandre W Beaudry
STREET	222-1743 St-Laurent Blvd.
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1G 3V4
PHONE	613-701-6600
<b><u>SCHEDULE T</u></b>	
PURCHASER 1	Derek Brown
HOME ADDRESS (STREET, CITY, POSTAL CODE)	6468 Colony Square, Orleans ON K1C 3E2
HOME PHONE	613-558-0463
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1395 Youville Dr., Orleans ON K1C 4R1
WORK PHONE	613-841-6844
OCCUPATION	Residential Supervisor
ID TYPE	Driver's Licence
ID NUMBER	B7610-16468-90427
PURCHASER 2	Karine Renaud
HOME ADDRESS (STREET, CITY, POSTAL CODE)	6468 Colony Square, Orleans ON K1C 3E2
HOME PHONE	613-720-9735
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1 Promenade du Portage, Gatineau QC J8X 4B1
WORK PHONE	613-720-9735
OCCUPATION	Web Communications Advisor
ID TYPE	Driver's Licence
ID NUMBER	R2497-42568-95420
PART OF LOT(S)(singles)	10
PLACE SIGNED	
EMAIL ADDRESS (1)	derek_brown27@hotmail.com
EMAIL ADDRESS (2)	krm.renaud@gmail.com
DATE: January 14, 2020	



SUMMARY OF PRICING - VH2019

Formula 1,2 &3

DATE:

PROJECT: Place St. Thomas 3  
Reg'd Plan #: 50M-338  
Name(s): Derek Brown  
Name(s): Karine Renaud

LOT NO: 10  
MODEL: 825, C, Std

BASE PRICE: \$429,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$33,385.00

CREDITS: -\$11,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$22,385.00

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL: \$452,285.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$458,197.73

PURCHASER OFFER: \$452,285.00

PURCHASER OFFER HST INCLUDED: \$458,197.73

DIFFERENCE:

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

Additional décor bonus of \$1000.00 (as per F. Nieuwkoop) applied in full. -\$1,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 3	\$422,996.65
TOTAL INCLUDING ALL APPLICABLE HST:		\$458,197.73
ADDITIONAL HST DUE ON CLOSING:		\$5,912.73

COMMENTS:

\*EXPECTED DATE OF CLOSING:

January 28, 2021

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

Owner Formula 1,2 &3 January 14, 2020

## Place St Thomas

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**From:** Frank Nieuwkoop  
**Sent:** March-28-20 4:40 PM  
**To:** Place St Thomas  
**Subject:** Re:PST PH3 Lot 10 - Additional \$1000 Decor

Yes

Sent from my Huawei phone

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

From: Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
Date: Sat., Mar. 28, 2020, 1:02 p.m.  
To: Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>  
Subject: PST PH3 Lot 10 - Additional \$1000 Decor

Hey Frank,

Confirming the additional \$1000 décor bonus for Derek & Karine at PST PH3 Lot 10. They're Julie & Steve's friends who were concerned about the Open Staircase & Hardwood pricing. Their B1A total is over 23K after the décor bonus.

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](http://www.valecraft.com)

Internal B1A  
Place St. Thomas - Phase 3

PURCHASERS: Derek Brown and Karine Renaud

Printed: 28-Mar-20 1:50 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	3	825 THE BRADLEY 3 BED ELEV C	28-Jan-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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1	1	- BONUS - DECOR CENTER CREDIT OF \$11,000.00		Each
19056	Note:	Decor center bonus of \$11,000.00 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	\$ 0.00	Each
90159	Note:	Does Not Include Electrical Rough-Ins		
19057				
*3	1	- UPPER HALL - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00	Each
87506	Note:			
19061				
*4	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
90161	Note:	Excluding Corner Cabinetry Where Applicable		
19058				
*5	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
90162	Note:			
19059				
*6	1	- BASEMENT - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00	Each
90160	Note:			
19060				
*7	1	- MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00	Each
90163	Note:			
19062				
8	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER	\$ 3,395.00	Each
12773	Note:	- Ensuite Bathroom as per Schedule H		
18555				
9	1	- GREAT ROOM - Upgrade To Open Finished Staircase To Basement (Closed Stringers).	\$ 4,282.00	Each
18304	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.		
10	1	- Delete Standard Upper Hall Natural Hardwood Flooring. Supply & Install Level 1 Carpet in Staircase (Main Floor to 2nd Level), Upper Hallway, Master Bedroom, Bedroom #2 & Bedroom #3.	\$ 150.00	Each
18594	Note:	- Staircase (Main to 2nd Level), Upper Hall, Master Bedroom, Bedroom #2 & Bedroom #3 as per Schedule H - Level 1 Carpet		
*11	*1	- CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	*\$ 150.00	Each
2	Note:	AS PER SCHEDULE H.		
18311				
12	1	- FLAT CEILING IN WHOLE HOUSE (2 STOREY)	\$ 1,671.00	Each
18315	Note:	Does not include additional extra basement areas		

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 926-1

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CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Derek Brown and Karine Renaud			Printed: 28-Mar-20 1:50 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	3	825 THE BRADLEY 3 BED ELEV C	28-Jan-21
ITEM	QTY	EXTRA / CHANGE	PRICE
13	1	- DINING ROOM - Delete 3 x AP 2424 Picture Windows in Dining Room and Supply & Install 2 x C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 206).	\$ 670.00
18297	Note:	Dining Room as per Schedule H. ✓	Each
*14	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	* \$ 4,290.00
77563	Note:	- 6 1/4" Estate Stained Oak - Great Room, Dining Room, Main Floor Hallway as per Schedule H. ✓	Each
18300			
*15	1	- OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STUDY (10B)	* \$ 2,520.00
77561	Note:	- Office/Den as per Schedule H. ✓ - 6 1/4" Estate Stained Oak	Each
18301			
16	1	- GARAGE - Supply & Install Lift Master Elite Series 1/2 H.P. Garage Door Opener. Professionally Installed To Manufacturers Specs. (Includes 1 Wall Mount Wired Control, 1 Remote Control, 1 Sensor Kit) - BELT DRIVE	\$ 982.00
18307	Note:		Each
17	1	- GARAGE - Supply & Install Extra Remote Control Transmitter For Garage Door Opener.	\$ 79.00
18309	Note:		Each
*18	*1	- FOYER - TILE - FLOOR - UPGRADE - BRONZE -- FOYER (1) - BRONZE	* \$ 354.00
8	Note:	- INCLUDES POWDER ROOM ✓ - Foyer & Powder Room as per Schedule H. ✓	Each
18322			
*19	*1	- KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE -- KITCHEN (4) - BRONZE	* \$ 825.00
8	Note:	- INCLUDES DINETTE ✓ - Kitchen & Dinette as per Schedule H. ✓	Each
18323			
20	1	- KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 662.00
8	Note:	- Does not include modifications to cabinetry or electrical for new microwave location. - Kitchen as per Schedule H. ✓	Each
18324			
21	1	- GREAT ROOM - FIREPLACE FAN KIT	\$ 307.00
384	Note:		Each
18325			
22	1	- GAS PIPING - MAIN FLOOR - For Future BBQ. Direct to Source.	\$ 520.00
100026	AS PER SCHEDULE H.		Each
18295	Note:	- Locations Are Approximate & Must Be Compliant With All Applicable Codes	
23	1	- HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13030 2.5 TON (INCLUDES GAS ROUGH-IN)	\$ 3,371.00
12830	Note:	Location to be determined by Head Office	Each
18432			
24	1	- ENSUITE BATH - BATHROOMS - ZITTA NICHE 16X12 STAINLESS STEEL	\$ 404.00
26730	Note:	- Ensuite Bathroom as per Schedule H. ✓ - Cannot be installed on an exterior wall	Each
18549			



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

**PURCHASERS:** Derek Brown and Karine Renaud

**Printed:** 28-Mar-20 1:50 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	3	825 THE BRADLEY 3 BED ELEV C	8-Jan-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25 849	1	<b>BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP LOCATION AS PER SCHEDULE H.</b>	\$ 207.00	Each
18554	Note:	- Basement as per Schedule H. ✓ - Subject to limiting distance at side yard as per Current Building Code		✓
26 18592	1	<b>KITCHEN/DINETTE - Extend Upper &amp; Lower Kitchen Cabinetry approximately 3ft into Dinette. Lower Cabinetry includes Opening for Future Wine Fridge with Dedicated Electrical Outlet (std ceramic tile backsplash to be included)</b>	\$ 1,903.00	Each
	Note:	- Kitchen/Dinette as per Schedule H. ✓ - Standard Level Cabinetry - Standard Backsplash Tile included over extended Cabinetry.  *** WINE FRIDGE SPECS WILL BE REQUIRED BEFORE FINAL KITCHEN LAYOUT IS APPROVED ***		✓ Q926-4 #26
*27 104293	1	<b>KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (STD SERIES CABINETRY)</b>	*\$ 617.00	Each
18593	Note:	- Kitchen as per Schedule H. ✓ - Microwave Cabinet Installed in Island - Relocate Utensil Bank of Drawers to Lower Cabinet next to Walk-In Corner Pantry.		✓ Q926-4 #27
28 18595	1	<b>KITCHEN/DINETTE - Supply &amp; Install Quartz Level 1 Countertop in Kitchen including Island with Flush Breakfast Bar + Custom Extension in Dinette</b>	\$ 5,030.00	Each
	Note:	Kitchen/Dinette as per Schedule H. ✓		✓ Q926-4 #28
29 18596	1	<b>KITCHEN/DINETTE - Supply &amp; Install Upc9-2B. Includes Upgrade to 42" Uppers with Filler Detail on Upper Cabinetry to Upgraded Bulkhead (Approx. 26" Deep X 10" High). Includes Custom Extension in Dinette. Standard Level Cabinetry</b>	\$ 996.00	Each
	Note:	- Kitchen/Dinette as per Schedule H. ✓ - Standard Kitchen Layout + 3' Extension in Dinette - Standard Level Cabinetry - Upgraded 42" wood doors will have center style.		✓ Q926-4 #29

Sub Total	\$33,385.00
HST	\$0.00
Total	\$33,385.00

**Payment Summary**

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

**PURCHASER:**

  
Derek Brown

April 10/2020  
DATE

**VENDOR:**

PER: Valecraft Homes (2019) Limited

**PURCHASER:**

  
Karine Renaud

2020/04/10  
DATE

**DATE:**

**PREPARED BY:** Adam Bowman

**LOCKED BY:**

**PE 926-3**

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	