

Welcome to Deerfield Village 2

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on April 30, 2020

You now have ten (10) days from April 30, 2020 to obtain your Lawyer's & Financing approvals.

On or before May 10, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Multi Media locations & all upgrades up to drywall have been completed.

Your Colour selections and all remaining upgrades must be completed by May 14, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot E24 – Ziad Issa

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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Ziad Issa ✓
STREET	1300 McWatters Road, Unit 808
CITY, PROVINCE	Ottawa, Ont.,
POSTAL CODE	K2C 3M5
HOME PHONE	819-319-4319
WORK PHONE	613-816-7085
CELL PHONE (1)	819-319-4319
CELL PHONE (2)	
BUILDER'S REF # DWELLING	E24 ✓
CIVIC	700 Dearborn Pvt., ✓
PLAN	4M-1290 ✓
Part Of Lot #	
MODEL #	170 ✓
MODEL NAME	Bassett ✓
DWELLING (MODEL# & name & std/rev)	170 Bassett Std., W/O ✓
PROJECT	Deerfield Village 2 ✓
SCHEDULES	
PURCHASER OFFER Formula 123	\$482,075.80
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	25th
CLOSING MONTH, YEAR	August, 2020
CLOSING DATE (MM/ DD/,YY)	August 25th, 2020
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$14,000.00
DEPOSIT 3)	
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Louis Guertin
STREET	2451 St-Joseph Blvd., Suite 217
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1C 1E9
PHONE	613-830-7204
<u>SCHEDULE T</u>	
PURCHASER 1	Ziad Issa ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1300 McWatters Rd., Unit 808, Ott., Ont., K2C 3M5
HOME PHONE	(c)819-319-4319
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2680 Queensview Dr. Ott., Ont., K2B 8J9
WORK PHONE	613-565-2680
OCCUPATION	Project Manager Orleans Health Hub
ID TYPE	Passport ✓
ID NUMBER	AD277680 ✓
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	ziadissa89@hotmail.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

Internal B1A Deerfield 2 - Phase 2				
PURCHASER: Ziad Issa ✓		Printed: 28-Apr-20 8:35 am		
LOT NUMBER E24 ✓		PHASE 2 ✓	HOUSE TYPE 170 THE BASSETT ✓	
		CLOSING DATE 25-Aug-20		
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 88585 18461	1 -	BONUS - DECOR CENTER CREDIT OF \$5, 000.00 Note: Has been applied in full. Bonus of \$5,000.00 has been applied to the purchase price of this home.	\$ 0.00 ✓	Each
*2 89994 18462	1 -	BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER AS PER PLAN ✓ Note:	\$ 0.00 ✓	Each
*3 90831 18463	1 -	STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN GSX13018 1.5 TON Note: Location to be determined by Head Office	\$ 0.00 ✓	Each
*4 90185 18464	1 -	STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00 ✓	Each
*5 89983 18465	1 -	STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note: Does not include Loft if Bedroom #4 not taken	\$ 0.00 ✓	Each
*6 90182 18466	1 -	STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00 ✓	Each
*7 90184 18467	1 -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00 ✓	Each
*8 90183 18468	1 -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00 ✓	Each
*9 90181 18469	1 -	STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H ✓ Note: Does Not Include Electrical Rough-Ins	\$ 0.00 ✓	Each
*10 87972 18470	*1 -	KITCHEN - OTR - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS Note:	\$ 75.00 ✓	Each
*11 103658 18529	1 -	CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note:	*\$ 729.00 \$1378	Each
12 89841 18472	1 -	KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1 Note: Standard Layout ✓	\$ 1,404.00 ✓	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY: Jenn Blackmore
PE 936-1
InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Ziad Issa		Printed: 28-Apr-20 8:35 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
E24	2	170 THE BASSETT	25-Aug-20
ITEM	QTY	EXTRA / CHANGE	PRICE
13 90053	1	KITCHEN - COUNTERTOP - QUARTZ - UPGRADE LEVEL 2 - ISLAND - KITCHEN	\$ 3,349.00
18475	Note:	PRICE FOR KITCHEN AND KITCHEN ISLAND, NO BREAKFAST BAR. AS PER SCHEDULE 'H'.	Each
*14 90049	*1	MAIN BATHROOM - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM (18)	*\$ 584.00
18478	Note:	AS PER SCHEDULE 'H'.	Each
15	1	KITCHEN - DELETE STANDARD FIXTURE AND ADD 4 LED HALO POTLIGHTS(AFR4-0930-WH) ON EXISTING SWITCH	\$ 663.80
18479	Note:		Each
*16 100871	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	*\$ 1,219.00
18484	Note:	AS PER SCHEDULE 'H'.	Each
*17 88494	*1	KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP)	\$ 350.00
18486	Note:	Only available with Solid Surface Countertops. AS PER SCHEDULE 'H'.	Each
*18 88464	*1	MAIN BATHROOM - SINK - AMERICAN STANDARD STUDIO CARRE UNDERMOUNT 0426 - 000	*\$ 357.00
18488	Note:	Only available with Solid Surface Countertops. AS PER SCHEDULE 'H'.	Each
19 88428	1	KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$ 280.00
18490	Note:	AS PER SCHEDULE 'H'.	Each
*20 88008	*1	MAIN BATHROOM - BATHROOMS - DELTA ARZO 586 (CHROME) 1 HOLE LAVATORY FAUCET	\$ 249.00
18492	Note:	AS PER SCHEDULE 'H'.	Each
21	1	BEDROOM 3 - UPGRADE TO CAMBRIDGE SMOOTH FACE DOUBLE SLIDING DOORS APPROX. 30" X 80" EACH (X 2 DOORS) ON UPPER RAIL ONLY, IN LIEU OF STANDARD, IN BEDROOM #3, AS PER SCHEDULE 'H'.	\$ 515.00
18494	Note:		Each
22	1	BEDROOM 4 - PROVIDE FOR BEDROOM #4 IN LIEU OF LOFT C/W 5FT CLOSET WITH SLIDING CLOSET DOORS. PLEASE NOTE BEDROOM DIMENSIONS TO BE APPROX 9'0" X 6'8"	\$ 1,327.00
18495	Note:		Each
23	1	KITCHEN - UPGRADE STANDARD FRIDGE OPENING TO BE APPROXIMATELY 36" WIDE x 72" HIGH.	\$ 75.00
18496	Note:		Each
24	1	KITCHEN - UPGRADE IN STANDARD KITCHEN, KITCHEN CABINETS AND DRAWERS HARDWARE TO PO1-R20004-160-PC-BSN IN LIEU OF STANDARD.	\$ 350.00
18497	Note:		Each

Internal B1A
Deerfield 2 - Phase 2

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
E24	2	170 THE BASSETT	25-Aug-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$11,526.80
HST	\$0.00
Total	\$11,526.80

\$12,175.80

Payment Summary

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

PURCHASER:

Ziad Issa

28-Apr-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: