



Valecraft
Homes Ltd.

Exceeding
Expectations
Since 1982

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on May 29, 2020.

You now have five (5) business days from May 29, 2020 to obtain your Lawyer's & Financing approvals.

On or before, June 5, 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 June 12, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by June 19, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 296 – Mindenhall

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

July 30, 2018

1455 Youville Drive, Suite 210, Orleans, ON K1C 6Z7 Tel: (613) 837-1104 Fax: (613) 837-5901 *Valecraft.com*

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	William H Mindenhall and Andrea Wallis Mindenhall ✓
STREET	293 Reis Place ✓
CITY, PROVINCE	Milton On ✓
POSTAL CODE	L9E 0A9 ✓
HOME PHONE	905 203-2167
WORK PHONE	
Cell Phone Purchaser (1)	
Cell Phone Purchaser (2)	905 299-3158
CIVIC	163 165 Hickstead Way ✓
AGREEMENT BLOCK#	
PLAN	4M-1589 ✓
LOT (BUILDER'S LOT/UNIT)	296 ✓
MODEL #	1020 ✓
MODEL NAME	Morgan ✓
DWELLING (MODEL#, ELEV, OPT)	1020 C Rev Morgan ✓
ELEVATION	C ✓
ORIENTATION	Reverse ✓
PHASE	
PROJECT	Rathwell Landing ✓
SCHEDULES	
PURCHASER OFFER Formula 123	
PURCHASER OFFER base+up=Formula 4	
PURCHASER OFFER base=Formula 4	\$555,077.66
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	27
CLOSING MONTH, YEAR	April , 2021
CLOSING DATE (MONTH DAY, YEAR)	April 27, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	victoria hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	William H Mindenhall ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	293 Reis Place Milton On L9E 0A9 ✓
HOME PHONE	905 203-2167
WORK ADDRESS (STREET, CITY, POSTAL CODE)	n/a
WORK PHONE	
OCCUPATION	Retired
ID TYPE	Driver licence ✓
ID NUMBER	M4470-78545-00514 ✓
PURCHASER 2	Andrea Wallis Mindenhall ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	293 Reis Place ,Milton On L9E 0A9
HOME PHONE	905 299-3158
WORK ADDRESS (STREET, CITY, POSTAL CODE)	Region of Milton
WORK PHONE	905 825-6000 ext 2037
OCCUPATION	Purchasing Manager
ID TYPE	Passport ✓
ID NUMBER	GG885249 ✓
PART OF LOT(S)(singles)	296
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	wmindenhall@yahoo.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING
Owner if base over max

DATE:

PROJECT: Rathwell Landing
Reg'd Plan #: 4M-1589
Name(s): William H Mindenhall
Name(s): Andrea Wallis Mindenhall

LOT NO: 296
MODEL: 1020 C Rev Morgan

BASE PRICE: \$539,900.00
ELEVATION:
LOT PREMIUM:
END LOT PREMIUM:
NET TOTAL COST OF UPGRADES: \$24,130.00
CREDITS: -\$10,000.00
Elevation to Credits with 5.2% tax included
SUBTOTAL 1: \$14,130.00
Elevation to Credits with 13% tax included
SUBTOTAL 2: \$15,177.66

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$555,077.66
TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$555,077.66
PURCHASER OFFER : \$555,077.66
DIFFERENCE: \$0.00

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$512,458.11	
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$555,077.66	
	ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING: April 27, 2021

1455 YOVILLE 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: Andrea Wallis Mindenhall and William H. Mindenhall			Printed: 12-May-20 5:02 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
296	2	1020 THE MORGAN ELEV C	April 27-21
*1 87523 18329	1 - - BONUS - DECOR CENTER CREDIT OF \$10,000.00 Note: Bonus of \$ 10,000 has been applied to the purchase price		\$ 0.00 Each
*2 90190 18331	1 - - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:		\$ 0.00 Each
*3 90187 18333	1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:		\$ 0.00 Each
*4 90189 18334	1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:		\$ 0.00 Each
*5 90188 18335	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINERY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable		\$ 0.00 Each
*6 90186 18336	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
*7 81237 18341	*1 - ENSUITE BATH - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - ENSUITE BATHROOM - OPTIONAL (20) (SEE #12) Note: DOES NOT INCLUDE UNDERMOUNT SINK OR SINGLE HOLE FAUCET		\$ 983.00 Each Q930-2 #10
*8 81241 (18) 18342	*1 - MAIN BATHROOM - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM Note: DOES NOT INCLUDE UNDERMOUNT SINK OR SINGLE HOLE FAUCET		\$ 894.00 Each Q930-2 #11
*9 63400 18344	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STANDARD AREAS AS PER SCHEDULE H Note: FOR STAINED RED OAK, STAINED MAPLE IS AN EXTRA FEE		*\$ 1,265.00 Each Dan's List
10 19250	1 - - CEILING - CATHEDRAL CEILING IN GREAT ROOM AS PER SCHEDULE H Note:		\$ 1,138.00 Each Q930-3 #17
11 19251	1 - LAUNDRY ROOM - OPTIONAL LAUNDRY AREA ON MAIN FLOOR as per schedule H Note:		\$ 316.00 Each Q930-3 #18
12 19252	1 - ENSUITE BATH - UPGRADE TO 5 PC ENSUITE As per schedule H Note:		\$ 6,294.00 Each Q930-3 #19

PREPARED BY: Valerie Gendron
LOCKED BY:
PE 930-1
InvoiceSQL.rpt 10Sep19

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____



Internal B1A Rathwell Landing - Phase 2			
PURCHASERS: Andrea Wallis Mindenhall and William H. Mindenhall			Printed: 12-May-20 5:02 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
296	2	1020 THE MORGAN ELEV C	April 27-21
13	1 - KITCHEN - UPGRADE TO OPTIONAL KITCHEN #1 (STD SERIES CABINETRY)		\$ 150.00 Each
19253	Note: AS PER SCHEDULE H.		✓ Q930-3 #20
14	1 - KITCHEN - UPGRADE TO LEVEL 1 QUARTZ IN OPTIONAL KITCHEN #1 C/W BREAKFAST BAR		\$ 4,839.00 Each
19254	Note:		✓ Q930-3 #21
15	1 - - UPGRADE TO LEVEL 2 CARPET CROSSWINDS ELITE 4546 IN BEDROOM #2,3 AND MASTER BEDROOM		\$ 744.00 Each
19255	Note:		✓ Q930-3 #22
*16 56187	*1 - - KITCHEN SINK - FRANKE TECHN A TCX120-29 STAINLESS STEEL UNDERMOUNT SINK		\$ 939.00 Each
19256	Note: Only available with Solid Surface Countertops - DOUBLE SINK ✓		✓
17	1 - KITCHEN - DELETE STD LIGHT FIXTURE IN KITCHEN AND PROVIDE 6 LED POT LIGHTS ON DIMMER SWITCH location to be determine at the S&S Appointment.		\$ 866.00 Each
19257	Note:		✓ Q930-3 #24
18	1 - ENSUITE BATH - PROVIDE FOR SHOWER POT LIGHT C/W SEPERATE SWITCH IN MASTER BEDROOM OPTIONAL SPC ENSUITE		\$ 312.00 Each
19258	Note:		✓ Q930-4 #25
19	1 - KITCHEN/DINETTE - UPGRADE TO EXTENDED PANTRY (STD SERIES CABINETRY) OPTION #1 COMPLETE WITH LEVEL 1 QUARTZ COUNTERTOP AND STD SERIES CERAMIC TILE BACKSPLASH As per attached sketch		\$ 4,820.00 Each
19261	Note:		✓ Q930-4 #28
20	1 - - UPGRADE TO LEVEL 1 UNDERPAD IN BEDROOM #2,3 AND MASTERBEDROOM		\$ 308.00 Each
19262	Note:		✓ Q930-4 #29
21	1 - - PROVIDE FOR A KEYLESS FIXTURE CENTERED OVER THE KITCHEN ISLAND WIRED TO A SEPERATE LIGHT SWITCH		\$ 187.00 Each
19263	Note:		✓ Q930-4 #30
22 28174	1 - - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS		\$ 75.00 Each
19745	Note:		✓

23 Purchasers acknowledge & accept railing may be required due to grading.

Sub Total	\$24,130.00
HST	\$0.00
Total	\$24,130.00

PREPARED BY: Valerie Gendron
LOCKED BY:
PE 930-2
ImuvcvQ1.rpt 10Sept19

Vendor Initials: _____

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	_____
DATE: _____	_____



Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Andrea Wallis Mindenhall and William H. Mindenhall			Printed: 12-May-20 5:02 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
296	2	1020 THE MORGAN ELEV C	April 27 21

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

PURCHASER: X *Andrea Wallis Mindenhall* 12-May-20
Andrea Wallis Mindenhall DATE

PURCHASER: X *William H. Mindenhall* 12-May-20
William H. Mindenhall DATE

VENDOR: _____
PER: Valecraft Homes Limited

DATE: _____

PREPARED BY: Valerie Gendron
LOCKED BY:
PE 930-3
Invoice: S01.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____