



**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 21, 2020.

You now have five (5) business days from May 25, 2020 to obtain your Lawyer's & Financing approvals.

On or before, June 1, 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 9, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by June 16, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

**Rathwell Landing Sales Office**  
**613-435-8141**

Lot 299 – Pushkarev & Pushkareva

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July 30, 2018

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Anton Pushkarev and Elena Pushkareva ✓
<b>STREET</b>	1146 Beckett Cres ✓
<b>CITY, PROVINCE</b>	Stittsville On ✓
<b>POSTAL CODE</b>	K2S 0Z2 ✓
<b>HOME PHONE</b>	431 373-6187
<b>WORK PHONE</b>	431 373-6187
<b>Cell Phone Purchaser (1)</b>	431 373-6187
<b>Cell Phone Purchaser (2)</b>	431 373-6307
<b>CIVIC</b>	155 Hickstead way ✓
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	4M-1589 ✓
<b>LOT (BUILDER'S LOT/UNIT)</b>	299 ✓
<b>MODEL #</b>	1010 ✓
<b>MODEL NAME</b>	Ferris ✓
<b>DWELLING (MODEL#, ELEV, OPT)</b>	1010 Rev B LO Ferris ✓
<b>ELEVATION</b>	B ✓
<b>ORIENTATION</b>	Reverse ✓
<b>PHASE</b>	
<b>PROJECT</b>	Rathwell Landing ✓
<b>SCHEDULES</b>	
<b>PURCHASER OFFER Formula 123</b>	
<b>PURCHASER OFFER base+up=Formula 4</b>	
<b>PURCHASER OFFER base=Formula 4</b>	\$592,252.66
<b>Purchaser Offer INVESTMENT Form 123</b>	
<b>Purchaser Offer INVESTMENT Base+up =Form 4</b>	
<b>Purchaser Offer INVESTMENT Base =Form 4</b>	
<b>CLOSING DAY</b>	15 ✓
<b>CLOSING MONTH, YEAR</b>	April, 2021 ✓
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	April 15, 2021 ✓
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	24,000
<b>DEPOSIT 3)</b>	25,000
<b>SALES REPRESENTATIVE</b>	victoria hum
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	Mike D'Alosio
<b>STREET</b>	301-2301 Carling Ave
<b>CITY, PROVINCE</b>	Ottawa On
<b>POSTAL CODE</b>	
<b>PHONE</b>	613 829-7171
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Anton Pushkarev ✓
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	1146 Beckett Cres , Stittsville On K2S 0Z2 ✓
<b>HOME PHONE</b>	431 373-6187
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1146 Beckett Cres , Stittsville On K2S 0Z2
<b>WORK PHONE</b>	431 373-6187
<b>OCCUPATION</b>	IT Manager
<b>ID TYPE</b>	Driver Licence ✓
<b>ID NUMBER</b>	P9435-05407-70224 ✓
<b>PURCHASER 2</b>	Elena Pushkareva ✓
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	1146 Beckett Cres, Stittsville On K2S 0Z2 ✓
<b>HOME PHONE</b>	431 373-6307
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1146 Beckett Cres Stittsville On K2S 0Z2
<b>WORK PHONE</b>	431 373-6307
<b>OCCUPATION</b>	HR Manager
<b>ID TYPE</b>	Driver Licence ✓
<b>ID NUMBER</b>	P9435-20407-56002 ✓
<b>PART OF LOT(S)(singles)</b>	299 ✓
<b>PLACE SIGNED</b>	Ottawa
<b>EMAIL ADDRESS (1)</b>	anton.p.pushkarev@gmail.com
<b>EMAIL ADDRESS (2)</b>	pushelena75@gmail.com
<b>DATE: January 14, 2020</b>	

SUMMARY OF PRICING  
Owner if base over max

DATE:

PROJECT: Rathwell Landing  
Reg'd Plan #: 4M-1589  
Name(s): Anton Pushkarev  
Name(s): Elena Pushkareva

LOT NO: 299  
MODEL: 1010 Rev B LO Ferris

BASE PRICE: \$579,900.00

ELEVATION: \$6,500.00

LOT PREMIUM: \$5,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$8,270.00

CREDITS: -\$8,270.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$11,500.00

Elevation to Credits with 13% tax included

SUBTOTAL 2: \$12,352.66

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$592,252.66

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$592,252.66

PURCHASER OFFER : \$592,252.66

DIFFERENCE: \$0.00

Standard \$10,000 decor bonus

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$545,356.34
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$592,252.66
ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

\*EXPECTED DATE OF CLOSING:

April 15, 2021

455 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: Anton Pushkarev and Elena Pushkareva

Printed: 11-May-20 9:11 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
299	2	1010 THE FERRIS ELEV B	15-Apr-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	✓ Each
18901		Note: Total bonus of \$10,000- \$ 8270 has been applied to the purchase price ,the remainder of \$ 1730 to be used at decor appointment .		
*2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00	✓ Each
18902		Note:		
*3 87690	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00	✓ Each
18903		Note:		
*4 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00	✓ Each
18904		Note:		
*5 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	✓ Each
18905		Note:		
*6 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	✓ Each
18906		Note: Excluding Corner Cabinetry Where Applicable		
*7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00	✓ Each
18907		Note: Does Not Include Electrical Rough-Ins		
8 19063	1	- <i>ENSUITE BATH</i> - RE-DESIGN ENSUITE - DELETE STD TUB/SHOWER FOR APPROX 32"X60" ACRYLIC SHOWER BASE C/W STD CERAMIC WALL TILES, KAMELEON SHOWER DOOR, LARGER VANITY WITH 2ND SINK, MIRROR AND LIGHT FIXTURE, ADD FOR BIDET AND RELOCATE LINEN CLOSET (SEE ATTACHED SKETCH) <i>DATED MAY 6/20</i>	\$ 6,395.00	✓ Each <i>Q 945-2 #13</i>
		Note: <del>***NOTE REQUEST FOR WALL MOUNTED TOILET AND BIDET IS NOT AN OPTION VALECRAFT OFFERS***</del>		
9 19064	1	- PROVIDE FOR SOLID WALLS AND STD SWING DOOR TO CREATE A SEPERATE DEN AT FRONT OF HOUSE. NOTE DOOR TO BE INSTALLED ON ANGLED WALL (SEE ATTACHED SKETCH) <i>DATED MAY 6/20.</i>	\$ 1,875.00	✓ Each <i>Q 945-2 #14</i>
		Note:		

Sub Total	\$8,270.00
HST	\$0.00
Total	\$8,270.00

\$8,270.00 / 1.052 x 1.13 = \$8,883.17 ✓

Difference \$613.17



**RIGHT AT HOME**  
Realty Inc., Brokerage



# VALECRAFT HOMES LIMITED

PROJECT: KATHWELL LANDING LOT: 299

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

October 26, 2019

DATE OF REGISTRATION

Sophia Choroshansky

AGENT'S NAME

Antonia Elena Pushkareva

CLIENT'S NAME

Right at Home Realty Inc.

AGENT'S OFFICE

4313-736-187

CLIENT'S TELEPHONE NO:

613-853-9588

AGENT'S TELEPHONE NO:

A. M. Brosz

VALECRAFT SALES REPRESENTATIVE:

Xo

AGENT'S SIGNATURE

Base Price \$579,900.00

HEAD OFFICE USE ONLY  
Less \$45,470.21  
HST \$34,543.56

Commission to be based on this amount. \$534,424.79  
\$545,356.34

Approved by Vendor (signing authority):

[Signature]