

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 June 10, 2020.

You now have five (5) business days from June 10, 2020 to obtain your Lawyer's & Financing approvals.

On or before June 19, 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 26, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by July 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 7 – Alkadri & Hammoud El Kattan

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Fady Alkadri & Chadia Hammoud <i>El Kattan</i>
STREET	261 Brassy Minnow Crescent
CITY, PROVINCE	Nepean, Ontario
POSTAL CODE	K2J 6J9
HOME PHONE	613-890-3908
WORK PHONE	613-293-6451
Cell Phone Purchaser (1)	613-890-3908
Cell Phone Purchaser (2)	613-262-2285
CIVIC	525 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	7
MODEL #	1035
MODEL NAME	Morrow
DWELLING (MODEL#, ELEV, OPT)	1035 "C" Std
ELEVATION	"C"
ORIENTATION	Standard
PHASE	3
PROJECT	Place St. Thomas 3
SCHEDULES	
PURCHASER OFFER Formula 123	\$441,767.00
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	16
CLOSING MONTH, YEAR	February, 2021
CLOSING DATE (MONTH DAY, YEAR)	February 16, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	A. Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Fady Alkadri
HOME ADDRESS (STREET, CITY, POSTAL CODE)	261 Brassy Minnow Cres., Nepean ON K2J 6J9
HOME PHONE	613-890-3908
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1740 Woodroffe Ave., Nepean ON K2G 3R8
WORK PHONE	613-293-6451
OCCUPATION	Field Service Technician
ID TYPE	Driver's Licence
ID NUMBER	A5412 - 25807 - 71019
PURCHASER 2	Chadia Hammoud <i>El Kattan</i>
HOME ADDRESS (STREET, CITY, POSTAL CODE)	261 Brassy Minnow Cres., Nepean ON K2J 6J9
HOME PHONE	613-262-2285
WORK ADDRESS (STREET, CITY, POSTAL CODE)	261 Brassy Minnow Cres., Nepean ON K2J 6J9
WORK PHONE	613-262-2285
OCCUPATION	Homemaker
ID TYPE	Driver's Licence
ID NUMBER	H0363 - 12008 - 05110
PART OF LOT(S)(singles)	7
PLACE SIGNED	
EMAIL ADDRESS (1)	fady.alkadri@yahoo.ca
EMAIL ADDRESS (2)	chadia.hammoud31@gmail.com
DATE: January 14, 2020	

FA

CH

[Signature]

SUMMARY OF PRICING - VH2019

Formula 1,2 &3

DATE:

PROJECT: Place St. Thomas 3
Reg'd Plan #: 50M-338
Name(s): Fady Alkadri
Name(s): Chadia Hammoud El Kattan

LOT NO: 7
MODEL: 1035 "C" Std

BASE PRICE: \$419,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$32,867.00

CREDITS: -\$11,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$21,867.00

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL: \$441,767.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$446,965.60

PURCHASER OFFER: \$441,767.00

PURCHASER OFFER HST INCLUDED: \$446,965.60

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 to the purchase price. -\$1,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 3	\$414,180.22
TOTAL INCLUDING ALL APPLICABLE HST:		\$446,965.60
ADDITIONAL HST DUE ON CLOSING:		\$5,198.60

COMMENTS:

FA CH

*EXPECTED DATE OF CLOSING: February 16, 2021

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

Owner Formula 1,2 &3 July 14, 2020

Place St Thomas

From: Frank Nieuwkoop
Sent: May-26-20 6:47 PM
To: Place St Thomas
Subject: Re:PST PH3 Lot 7 - Additional Decor Bonus

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: To do

Yes

Sent from my Huawei phone

----- Original message -----
From: Place St Thomas <place-st-thomas@valecraft.com>
Date: Tue., May 26, 2020, 6:45 p.m.
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: PST PH3 Lot 7 - Additional Decor Bonus

Hey Frank,

Just confirming the additional \$1000 décor bonus for the new clients at PST PH3 Lot 7 – Fady Alkadri & Chadia Hammoud.

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

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Fady Alkadri and Chadia Hammoud <i>El Kattian</i>			Printed: 27-May-20 12:20 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	3	1035 THE MORROW ELEV C	16-Feb-21
ITEM	QTY	EXTRA / CHANGE	PRICE
1	1	- BONUS - DECOR CENTER CREDIT OF \$11,000.00	\$ 0.00
19901	Note:	Bonus of \$11,000.00 has been applied in full to the purchase price.	Each
*2	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
90159	Note:	Does Not Include Electrical Rough-Ins	Each
*3	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
90161	Note:	Excluding Corner Cabinetry Where Applicable	Each
*4	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
90162	Note:		Each
*5	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
90160	Note:		Each
*6	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
87457	Note:		Each
*7	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
90163	Note:		Each
*8	1	- CERAMIC TILE - DELETE FIREPLACE HEARTH	\$ 0.00
90156	Note:		Each
9	1	- FOYER - Delete Half Wall between Foyer & Dining. (Note: Existing post is structural and must remain)	\$ 125.00
19866	Note:	Foyer/Dining Room as per Schedule H	Each
10	1	- GREAT ROOM - Delete Half Wall between Family Room & Main Floor Hallway across from the Powder Room. (Note: Existing post is structural and must remain)	\$ 125.00
19867	Note:	Family Room as per Schedule H.	Each
*11	1	- TRIM - MODERN TRIM PACKAGE - 239 BASEBOARD AND 1113 CASING	*\$ 4,980.00
6877	Note:		Each
12	1	- UPGRADE ALL PASSAGE DOORS TO BIRKDALE STYLE (3 PANELS)	\$ 1,183.00
19869	Note:		Each

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Fady Alkadri and Chadia Hammoud <i>El Kotton</i>		Printed: 27-May-20 12:20 pm	
LOT NUMBER 7	PHASE 3	HOUSE TYPE 1035 THE MORROW ELEV C	CLOSING DATE <i>16-Feb-21</i>
ITEM	QTY	EXTRA / CHANGE	PRICE
13	1	KITCHEN - OPTIONAL KITCHEN # 2 - Standard Level Cabinetry	\$ 412.00
19870	Note:	Kitchen as per Schedule H. <i>✓</i>	Each <i>✓ OK BY DAN</i>
*14 409	1	GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 - OAK	*\$ 505.00
19871	Note:	Family Room as per Schedule H <i>✓</i>	Each <i>✓</i>
*15 102244	1	STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING	*\$ 4,100.00
19872	Note:	Upper Stairs as per Schedule H. <i>✓</i>	Each <i>✓</i>
*16 98234	1	RAILING - OAK MODERN 3" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES	*\$ 1,307.00
19873	Note:	- 3" Modern Beveled Posts - Gun Metal Gray Brackets	Each <i>✓</i>
17	1	UPPER HALL - Upgrade Half Wall in Upper Hallway to Stined Oak 3" Modern Posts with Oak Colonial Handrail & Gun Metal Gray Spindles.	\$ 980.00
19874	Note:	- 3" Oak Modern Beveled Posts - Gun Metal Gray Brackets	Each <i>✓ Q999-2 #13</i>
*18 617	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	*\$ 233.00
19875	Note:		Each <i>✓ Q999-2 #15</i>
19	1	KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 780.00
102340	Note:	Does not include modifications to cabinetry or electrical for new microwave location	Each <i>✓</i>
19876	Note:		
20	1	KITCHEN - Relocate Microwave Shelf in Island to Upper Cabinetry between Range & Fridge, includes outlet for future microwave. Provide Pots & Pans Drawers (6/12/12) in old microwave location.	\$ 663.00
19877	Note:	- Kitchen as per Schedule H <i>✓</i> - Island microwave shelf replaced with pots & pans drawer (above existing drawer).	Each <i>✓ Q999-3 #22</i>
21	1	KITCHEN - Supply & Install Upc9-2B. Includes Upgrade to 42" Uppers with Filler Detail on Upper Cabinetry to Upgraded Bulkhead (Approx. 26" Deep x 10" High). Standard Level Cabinetry.	\$ 1,122.00
19878	Note:	- Optional Kitchen #2 - Standard Level Cabinetry - Upgraded 42" wood doors will have center style.	Each <i>✓ Q999-3 #23</i>
*22 6794	1	ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH 2 SINKS.	*\$ 3,960.00
19879	Note:	<i>AS PER SCHEDULE H.</i> - Includes Double Vanity & Walk-In Shower with Kameleon Sliding Glass Doors. - Builders Standard Cabinetry, Ceramic Tile & Countertop.	Each <i>✓ Q999-4 #26</i>
*23 1101	1	ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	*\$ 684.00
19880	Note:	- Centered between 2 sinks. - Ensuite Bathroom as per Schedule H. <i>✓</i>	Each <i>✓</i>
24	1	KITCHEN - Upgrade Optional Kitchen #2 Hardware to # 305-96-195. Layout includes relocating microwave cabinet and adding pots & pans drawers.	\$ 290.00
19881	Note:		Each <i>✓ Q999-4 #30</i> <i>FA CH</i>

Vendor Initials: _____ Purchaser Initials: *FA CH*

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,007-2
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____

Internal B1A

Place St. Thomas - Phase 3

PURCHASERS: Fady Alkadri and Chadia Hammoud

El Kattan

Printed: 27-May-20 12:20 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
7		3	1035 THE MORROW ELEV C	16-Feb-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25		1 - <i>ENSUITE BATH</i> - Upgrade Ensuite Bathroom Hardware to # 305-96-195	\$ 75.00	Each
19882		Note:		✓ Q999-4 #31
*26		1 - <i>ENSUITE BATH</i> - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC	*\$ 1,073.00	Each
80786				✓
19883		Note:		
*27		*1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - BRONZE -- FOYER (1) - BRONZE	*\$ 168.00	Each
8				✓ Dan's List
19884		Note: Foyer as per Schedule H. ✓		
*28		*1 - <i>POWDER ROOM</i> - TILE - FLOOR - UPGRADE - BRONZE -- POWDER ROOM (3) - BRONZE	*\$ 67.00	Each
8				✓ Dan's List
19885		Note: Powder Room as per Schedule H. ✓		
*29		*1 - <i>LAUNDRY ROOM</i> - TILE - FLOOR - UPGRADE - BRONZE -- MUD / LAUNDRY ROOM (6) - BRONZE	*\$ 208.00	Each
8				✓ Dan's List
19886		Note: Mud Room/Laundry as per Schedule H.		
30		1 - <i>KITCHEN</i> - Upgrade to Bronze Level Kitchen Backsplash including area behind Chimney Hood Fan. 1/3 Staggered Horizontal Installation.	\$ 207.00	Each
				✓ Q999-5
19887		Note: - Optional Kitchen # 2		
*31		*1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM STANDARD - SILVER	*\$ 471.00	Each
11				✓ Dan's List
19888		Note: Ensuite Bathroom as per Schedule H.		
32		1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - SILVER -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - SILVER	\$ 550.00	Each
27				
19889		Note: Ensuite Bathroom walk-in shower as per Schedule H.		
33		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
704				✓
19890		Note:		
*34		*1 - - CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	*\$ 150.00	Each
2				✓
19891		Note: Basement staircase as per Schedule H. ✓		
*35		*1 - - CARPET - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	*\$ 555.00	Each
2				✓
19892		Note: Master Bedroom, Bedroom #2 & Bedroom #3 as per Schedule H. ✓		
36		1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 85.00	Each
7				✓
19893		Note: Basement staircase as per Schedule H. ✓		

Vendor Initials: _____

Purchaser Initials:

FA

CH

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.007-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Fady Alkadri and Chadia Hammoud <i>El Kattan</i>		Printed: 27-May-20 12:15 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	3	1035 THE MORROW ELEV C	<i>16-Feb-21</i>
ITEM	QTY	EXTRA / CHANGE	PRICE
37	7	1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	\$ 320.00
19894		Note: Master Bedroom, Bedroom #2 & Bedroom #3 as per Schedule H. ✓	Each ✓
*38	69554	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - STANDARD AREAS	*\$ 3,464.00
19895		Note: Living Room, Dining Room, Family Room, Main Floor Hallway & Upper Hallway as per Schedule H. ✓	Each ✓ <i>Dan's List</i>
*39	69550	1 - KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - KITCHEN (4)	*\$ 1,404.00
19896		Note: Kitchen & DInette as per Schedule H. ✓	Each ✓ <i>Dan's List</i>
*40	28052	2 - ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	*\$ 466.00
19897		Note: - Only available with Solid Surface Countertops - Ensuite Bathroom X2	✓
*41	523	2 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	*\$ 466.00
19898		Note: - Ensuite Bathroom X2	✓
42		1 - - FLAT CEILING IN WHOLE HOUSE (2 STOREY)	\$ 1,539.00
19899		Note: - Includes open finished basement staircase. - Does not include unfinished basement areas.	Each ✓

Sub Total	\$32,867.00
HST	\$0.00
Total	\$32,867.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: *[Signature]*
Fady Alkadri
DATE: *JUNE 2, 2020*

VENDOR: _____
PER: Valecraft Homes (2019) Limited

PURCHASER: *[Signature]*
Chadia Hammoud
DATE: *JUNE 2, 2020*

DATE: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.007-4

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____