

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 23, 2020.

You now have five (5) business days from June 23, 2020 to obtain your Lawyer's & Financing approvals.

On or before June 30, 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 July 7, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by July 7, 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 3 – Anameric

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Munir Can Anameric & Hatice Arzu Anameric
STREET	808 Clarity Avenue
CITY, PROVINCE	Nepean, Ontario
POSTAL CODE	K2J 6L9
HOME PHONE	514-817-9556
WORK PHONE	438-342-2341
Cell Phone Purchaser (1)	514-817-9556
Cell Phone Purchaser (2)	514-618-2540
CIVIC	509 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	3
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	\$444,306.00
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	25
CLOSING MONTH, YEAR	February, 2021
CLOSING DATE (MONTH DAY, YEAR)	February 25, 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	Munir Can Anameric
HOME ADDRESS (STREET, CITY, POSTAL CODE)	808 Clarity Ave., Nepean ON K2J 6L9
HOME PHONE	514-817-9556
WORK ADDRESS (STREET, CITY, POSTAL CODE)	8500 Decarie Blvd., Suite 645 Mont Royal, QC H4P 2N2
WORK PHONE	514-817-9556
OCCUPATION	Software Engineer
ID TYPE	Driver's Licence
ID NUMBER	A5860-56828-90505
PURCHASER 2	Hatice Arzu Anameric
HOME ADDRESS (STREET, CITY, POSTAL CODE)	808 Clarity Ave., Nepean ON K2J 6L9
HOME PHONE	514-618-2540
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2440 Don Reid Dr., Ottawa ON K1H 1E1
WORK PHONE	438-342-2341
OCCUPATION	Civil Engineer
ID TYPE	Driver's Licence
ID NUMBER	A5860-31917-75530
PART OF LOT(S)(singles)	3
PLACE SIGNED	
EMAIL ADDRESS (1)	munir_anameric@hotmail.com
EMAIL ADDRESS (2)	haticearzu@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): Munir Can Anameric
Name(s): Hatice Arzu Anameric

LOT NO: 3
MODEL: 1035, C, Std

BASE PRICE: \$419,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$34,406.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$24,406.00

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL: \$444,306.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$449,676.99

PURCHASER OFFER: \$444,306.00

PURCHASER OFFER HST INCLUDED: \$449,676.99

DIFFERENCE:

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

-\$10,000.00

Finished Basement Reckoon for \$19,000 as per Frank.

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST: HST Formula 3 \$416,308.47

TOTAL INCLUDING ALL APPLICABLE HST: \$449,676.99

ADDITIONAL HST DUE ON CLOSING: \$5,370.99

COMMENTS:

*EXPECTED DATE OF CLOSING:

February 25, 2021

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

Owner Formula 1,2 & 3

Place St Thomas

From: Frank Nieuwkoop
Sent: June-14-20 10:48 AM
To: Place St Thomas
Subject: Re:PST PH3 Lot 3 - Rebate request

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Documents

I would accept \$19,000
Thanks

Sent from my Huawei phone

----- Original message -----
From: Place St Thomas <place-st-thomas@valecraft.com>
Date: Sat., Jun. 13, 2020, 3:07 p.m.
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: PST PH3 Lot 3 - Rebate request

Hey Frank,

The purchasers of PST PH3 Lot 3 are asking if you'd be willing to rebate the cost of the basement finished recroom? The cost is \$21,086.00. They're asking if you'd accept \$18,000.00? Rebate of \$3,086.00

Their B1A's are just over \$36,000 minus 10K décor (26K total)



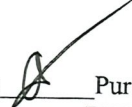
Let me know



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: Munir Can Anameric and Hatice Arzu Anameric			Printed: 15-Jun-20 2:18 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	3	1035 THE MORROW ELEV C	25-Feb-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
20143		Note: Bonus of \$10,000.00 has been applied in full to the purchase price.	Each
*2 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
20145		Note: Excluding Corner Cabinetry Where Applicable	Each
*3 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
20146		Note: Kitchen as per Schedule H.	Each
*4 90160	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
20147		Note:	Each
*5 87457	1	- UPPER HALL - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
20148		Note: Upper Hallway as per Schedule H.	Each
*6 90163	1	- MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
20149		Note: Master Bedroom as per Schedule H.	Each
7 849	1	- BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP LOCATION AS PER SCHEDULE H.	\$ 227.00
20165		Note: - Subject to limiting distance at side yard as per Current Building Code. - Basement as per Schedule H.	Each
8	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM	\$ 19,000.00
20150		Note: - Basement Recroom as per Schedule H - Includes builders standard carpet - Standard stippled ceiling - Delete 3 Piece Rough-In - Vestibule and door to remain at bottom of stairs (standard) - Mechanical area & storage area unfinished	Each
*9 102244	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING	*\$ 4,283.00
20151		Note: - Upper Staircase as per Schedule H	Each
*10 61974	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,833.00
20152		Note: - Living Room, Dining Room, Family Room, Lower Hallway & Upper Hallway as per Schedule H. - 3 1/8" Stained Oak	Each
*11 61968	1	- KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - DINETTE (5)	*\$ 317.00
20153		Note: - Dinette as per Schedule H. - 3 1/8" Stained Oak	Each

Vendor Initials: 

Purchaser Initials:  

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,069-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 3

PURCHASERS: Munir Can Anameric and Hatice Arzu Anameric

Printed: 15-Jun-20 2:18 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	3	1035 THE MORROW ELEV C	25-Feb-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*12 61971	1	MASTER BEDROOM - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - MASTER BEDROOM (13)	*\$ 4,774.00	Each
20154		Note: - Master Bedroom as per Schedule H. ✓ - 3 1/8" Stained Oak		✓ Q1016-3 #16
*13 61966	1	BEDROOM 2 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 2 (14)	*\$ 1,847.00	Each
20155		Note: - Bedroom #2 as per Scheule H. ✓ - 3 1/8" Stained Oak		✓ Q1016-3 #17
*14 61967	1	BEDROOM 3 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 3 (15)	*\$ 2,125.00	Each
20156		Note: - Bedroom #3 as per Schedule H. ✓ - 3 1/8" Stained Oak.		✓ Q1016-3 #18

Sub Total

\$34,406.00

HST

\$0.00

Total

\$34,406.00

Payment Summary

Paid By	Amount
Total Payment: _____	

PURCHASER: _____
Munir Can Anameric

June 20, 2020
DATE

PURCHASER: _____
Hatice Arzu Anameric

June 20, 2020
DATE

VENDOR: _____

PER: Valecraft Homes (2019) Limited

DATE: _____

JUN 23/20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____