



**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 July 16, 2020.

You now have five (5) business days from July 16, 2020 to obtain your Lawyer's & Financing approvals.

On or before, July 23, 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 August 6, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by August 20, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

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

Lot 263 – Maiorino

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*

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Michael R. Maiorino and Ashley L. Maiorino
<b>STREET</b>	508 Mazari Cres.
<b>CITY, PROVINCE</b>	Stittsville, On.
<b>POSTAL CODE</b>	K2S 0A1
<b>HOME PHONE</b>	613.435.2399
<b>WORK PHONE</b>	613.793.6953
<b>Cell Phone Purchaser (1)</b>	613.793.6953
<b>Cell Phone Purchaser (2)</b>	613.282.7751
<b>CIVIC</b>	736 Parade Dr.
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	4M-1589
<b>LOT (BUILDER'S LOT/UNIT)</b>	263
<b>MODEL #</b>	1046 W/O
<b>MODEL NAME</b>	Hazelwood
<b>DWELLING (MODEL#, ELEV, OPT)</b>	1046 "B" Rev WO Hazelwood
<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>	#REF!
<b>PURCHASER OFFER base+up=Formula 4</b>	#REF!
<b>PURCHASER OFFER base=Formula 4</b>	\$721,088.00
<b>Purchaser Offer INVESTMENT Form 123</b>	#REF!
<b>Purchaser Offer INVESTMENT Base+up =Form 4</b>	#REF!
<b>Purchaser Offer INVESTMENT Base =Form 4</b>	
<b>CLOSING DAY</b>	22.
<b>CLOSING MONTH, YEAR</b>	June, 2021
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	June 22,2021
<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>	
<b>STREET</b>	
<b>CITY, PROVINCE</b>	
<b>POSTAL CODE</b>	
<b>PHONE</b>	
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Michael R. Maiorino
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	508 Mazari Cres. Stittsville, K2S 0A1
<b>HOME PHONE</b>	613.435.2399
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1810 St. Laurent Blvd. Ottawa, K1G 1A2
<b>WORK PHONE</b>	613.793.6953
<b>OCCUPATION</b>	Senior Analyst
<b>ID TYPE</b>	Drivers Licence
<b>ID NUMBER</b>	M0193-54477-90209
<b>PURCHASER 2</b>	Ashley L. Maiorino
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	508 Mazari Cres. Stittsville, K2S 0A1
<b>HOME PHONE</b>	613.435.2399
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	508 Mazari Cres. Stittsville, K2S 0A1
<b>WORK PHONE</b>	613.435.2399
<b>OCCUPATION</b>	Mortgage Admin.
<b>ID TYPE</b>	Drivers Licence
<b>ID NUMBER</b>	M0193-06368-15930
<b>PART OF LOT(S)(singles)</b>	
<b>PLACE SIGNED</b>	Ottawa
<b>EMAIL ADDRESS (1)</b>	mike.maiorino@rci.rogers.com
<b>EMAIL ADDRESS (2)</b>	ashley.maiorino@rogers.com
<b>DATE: January 14, 2020</b>	



SUMMARY OF PRICING

Owner if base over max

DATE: June 15, 2020

PROJECT: Rathwell Landing  
Reg'd Plan #: 4M-1589  
Name(s): Michael R. Maiorino  
Name(s): Ashley L. Maiorino

LOT NO: 263  
MODEL: 1046 "B" Rev WO Hazelwood

BASE PRICE: \$625,900.00

ELEVATION: \$6,500.00

LOT PREMIUM: \$50,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: ~~\$61,170.38~~ \$58,688.00

CREDITS: -\$20,000.00

SUBTOTAL: ~~\$97,670.38~~ \$95,188.00

BASE PRICE ABOVE MAX+ SUBTOTAL: ~~723,570.38~~ \$721,088.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$721,088.00

PURCHASER OFFER: ~~723,570.38~~ \$721,088.00

DIFFERENCE:

HVAC- AC Price difference waived.	\$10
13% HST Upgrades s/b <del>\$63,039.39</del> Diff <del>\$4351.39</del>	
61,170.38	
Additional Deposit \$10,585.19	
5,292.60 each Deposit.	

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 4	<del>\$661,566.71</del> \$659,369.91
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:		\$721,088.00
ADDITIONAL HST DUE ON CLOSING:		

COMMENTS:

\*EXPECTED DATE OF CLOSING: June 22,2021



Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Michael R Maiorino and AshleyL Maiorino			Printed: 24-Jun-20 2:59 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
263	2	1046 THE HAZELWOOD ELEV B - WALK OUT BASEMENT	
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
19092	Note:		Each
*2 86353	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
19093	Note:		Each
*3 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
19094	Note:		Each
*4 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
19095	Note:		Each
*5 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
19096	Note: Excluding Corner Cabinetry Where Applicable		Each
*6 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
19097	Note: Does Not Include Electrical Rough-Ins		Each
*7 35440	*1	- ENSUITE - 5PC ENSUITE	*\$ 5,029.00
19100	Note: As per Sel. H		Each ✓
8	1	- TURN FLEX ROOM AT FRONT OF HOUSE INTO AN OFFICE C/W A FRENCH DOOR. SEE ATTACHED SKETCH Sel. H-2 single w/c, clear glass	\$ 2,297.00
19101	Note:		Each ✓
9	1	- Great room -Fireplace relocate the existing fireplace to the side wall(garage side ) and frame into Great room	\$ 250.00
19103	Note: ***VERIFY WITH ARCHITECTURE TO SEE IF FIREPLACE CAN BE PUSHED OUT*** **FIREPLACE TO BE CENTERED ON WALL IN GREAT ROOM** Approx. As per Sel. H-1		Each ✓
10	1	- Add an additional bathroom for bed 4 by using the space between bed 4 & bed 5 by converting the space to include a tub/shower combo, sink and toilet. Closet for bed 4 to be revised. the remaining space in bed 5 will be a den as sketch	\$ 10,621.00
19104	Note: As per Sel. H-3. w/ vanity From Bld's Std Selections		Each ✓
11	1	- KITCHEN - KITCHEN CABINETRY UPGRADE TO LEVEL 1	\$ 2,388.00
19175	Note:		Each ✓
12	1	- KITCHEN - INCREASE SIZE OF ISLAND TO APPROX 5FT LONG (EXTRA 1FT) C/W FLUSH BREAKFAST BAR IN LEVEL 1 CABINETRY. NOTE OPENING APPROX 18" WIDE FOR FUTURE WINE FRIDGE	\$ 1,740.00
19176	Note: Delete item #12 STD - Fireplace hearth deleted		Each



Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Michael R Maiorino and AshleyL Maiorino

Printed: 24-Jun-20 2:59 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
263	2	1046 THE HAZELWOOD ELEV B - WALK OUT BASEMENT	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13		1 - KITCHEN - RELOCATE FRIDGE LOCATION OVER ALONG STAIR WALL THUS RELOCATING OPENING TO DINING ROOM <i>As per Schedule H-2</i>	\$ 150.00	Each ✓
19177	Note:			
14		1 - KITCHEN - PROVIDE FOR COOK TOP CABINET C/W POTS/PANS DRAWER BELOW IN LEVEL 1 CABINETRY. SEE ATTACHED SKETCH FOR LOCATION <i>Schedule H-2</i>	\$ 995.00	Each ✓
19178	Note:			
15		1 - KITCHEN - PROVIDE FOR DOUBLE BUILT IN OVEN CABINETS IN LEVEL 1 CABINETRY. SEE ATTACHED SKETCH FOR LOCATION <i>Schedule H-2</i>	\$ 2,565.00	Each ✓
19179	Note:			
16		1 - KITCHEN - PROVIDE GAS LINE FOR FUTURE GAS COOK TOP C/W 120 VOLT ELECTRICAL OUTLET	\$ 342.00	Each ✓
19180	Note:			
17		1 - BASEMENT - PROVIDE FOR FINISHED 3PC BATHROOM - SEE ATTACHED SKETCH <i>Schedule H-4</i>	\$ 8,805.00	Each ✓
19181	Note:			
18		1 - BASEMENT - PROVIDE FOR REVISED FINISHED BASEMENT TO INCLUDE REVISED RECROOM (FROM STD WALK OUT LAYOUT) AND TO INCLUDE A FINISHED BEDROOM AS PER REVISED SKETCH. NOTE ALL FINISHES TO BE FROM BUILDER'S STD SELECTION <i>Schedule H-4</i>	\$ 16,095.00	Each ✓
19182	Note: *** SEE REVISED SKETCH DATED MAY 29/20 ***			
19		1 - - Enlarge the std Walk Out deck from approx 8'x8' to approx 12'x12'	\$ 3,083.00	Each ✓
19926	Note: <i>As per Schedule H-4</i>			
*20 35500		1 - - HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13036 3 TON	*\$ 4,328.00	Each
19940	Note: Location to be determined by Head Office			
21		1 - - BONUS - DECOR CENTER BONUS OF \$20,000.00 TOTAL DECOR CENTER BONUS OF \$20,000.00 HAS BEEN APPLIED IN FULL. <i>to use purchase price.</i>	\$ 0.00	Each ✓
20357	Note:			

Sub Total	\$58,688.00
HST	\$0.00
Total	<del>\$58,688.00</del>

*\$56,948.00*

*÷ 5.2% x 18%*

*TOTAL \$61,170.38*

Vendor Initials: \_\_\_\_\_

Purchaser Initials: \_\_\_\_\_

PREPARED BY: Victoria Hum

LOCKED BY:

PE 962-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Michael R Maiorino and AshleyL Maiorino

Printed: 24-Jun-20 2:59 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
263	2	1046 THE HAZELWOOD ELEV B - WALK OUT BASEMENT	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary
<div><div><u>Paid By</u></div><div><u>Amount</u></div></div>
Total Payment:

PURCHASER:

Michael R Maiorino

24-Jun-20

DATE

PURCHASER:

AshleyL Maiorino

24-Jun-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE: