

Welcome to Deerfield Village 2

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on July 30, 2020

You now have ten (10) days from July 31, 2020 to obtain your Lawyer's & Financing approvals.

On or before August 10, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Multi Media locations & all upgrades up to drywall must be completed by August 10, 2020.

Your Colour selections and all remaining upgrades must be completed by August 21, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot O81 – Said

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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Ali Said
STREET	472 Wisteria Cres
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1V 0N6
HOME PHONE	N/A
WORK PHONE	613-523-8666
CELL PHONE (1)	613-710-0287
CELL PHONE (2)	N/A
BUILDER'S REF # DWELLING	O81
CIVIC	624 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	O81
MODEL #	130
MODEL NAME	Lewis
DWELLING (MODEL# & name & std/rev)	130 Lewis Rev.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER Formula 123	\$482,543.00
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	\$24,000.00
CLOSING DAY 27th	
CLOSING MONTH, YEAR July, 2021	
CLOSING DATE (MM/ DD/,YY) July 27th, 2021	
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$7,000.00
DEPOSIT 3)	\$7,000.00
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Brian Wilson
STREET	2053 Meadowbrook Rd.,
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1B 4W7
PHONE	613-746-8115 (222)
<u>SCHEDULE T</u>	
PURCHASER 1	Ali Said
HOME ADDRESS (STREET, CITY, POSTAL CODE)	472 Wisteria Cres, Ott. Ont., K1V 0N6
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1811 Bank St., Ott., Ont., K1V 7Z6
WORK PHONE	613-523-8666
OCCUPATION	Sales Representative
ID TYPE	Drivers licence
ID NUMBER	S0176 - 02309 - 60919
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PLACE SIGNED Ottawa	
EMAIL ADDRESS (1) ali.msaid@hotmail.com	
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING FORMULA 1 2 &3

DATE:

PROJECT: Deerfield Village 2

LOT NO: O81

Reg'd Plan #: 4M-1290

MODEL: 130 Lewis Rev.

Name(s): Ali Said

Name(s):

BASE PRICE DWELLING: \$464,900.00

LOT PREMIUM:

END LOT PREMIUM: \$13,500.00

NET TOTAL COST OF UPGRADES: \$9,143.00

CREDITS: -\$5,000.00

SUBTOTAL : \$17,643.00

TOTAL: \$482,543.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$490,510.13

PURCHASER OFFER: \$482,543.00

PURCHASER OFFER HST INCLUDED: \$490,510.13

DIFFERENCE:

4 Pce Luxury Ensuite Bonus	
\$5,000.00 Décor Bonus	

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 3	\$448,359.60	
	TOTAL INCLUDING ALL APPLICABLE HST & REBATES:			\$490,510.13	
	ADDITIONAL HST DUE ON CLOSING:			\$7,967.13	

COMMENTS:

*EXPECTED DATE OF CLOSING:

July 27th, 2021

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

Owner Formula 1, 2 &3

K:LOTUS\DATA\SALES\ALL SITES\ALL SITES APS&SCHEDULES\AP&S ALL SITES.XLS

REV: May 28, 2020

Internal B1A Deerfield 2 - Phase 2				
PURCHASER: Ali Said			Printed: 27-Jul-20 6:51 pm	
LOT NUMBER O81		PHASE 2	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 27-Jul-21
ITEM	QTY	EXTRA / CHANGE		PRICE
*1 89073	1	ENSUITE BATH - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS		\$ 0.00
20931	Note:	As per Schedule H		Each
*2 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00		\$ 0.00
20932	Note:	Has been applied in full. Bonus of \$5,000.00 has been applied in Full to the purchase price of this home.		Each
*3 90831	*1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN GSX13018 1.5 TON		\$ 0.00
20991	Note:	Location to be determined by Head Office		Each
4 90185	1	MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING		\$ 0.00
20992	Note:			Each
5 90182	1	BASEMENT - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)		\$ 0.00
20993	Note:			Each
*6 90184	1	KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE		\$ 0.00
20994	Note:			Each
*7 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE		\$ 0.00
20995	Note:	Excluding Corner Cabinetry Where Applicable		Each
8 90181	1	BASEMENT - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H		\$ 0.00
20996	Note:	Does Not Include Electrical Rough-Ins		Each
*9 88511	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH		*\$ 75.00
20938	Note:	Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		Each
10 90835	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP		\$ 166.00
20939	Note:	STANDARD SERIES CABINETS, IN STANDARD KITCHEN LAYOUT, AS PER SCHEDULE 'H'.		Each
11 103638	1	KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD		\$ 523.00
20940	Note:	AS PER SKETCH.		Each
*12 102	*1	- CARPET - UPGRADE - LEVEL 1 - - ALL AREAS - LEVEL 1		*\$ 1,218.00
20947	Note:	AS PER SCHEDULE 'H'.		Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1,094-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A				
Deerfield 2 - Phase 2				
PURCHASER: Ali Said			Printed: 27-Jul-20 6:51 pm	
LOT NUMBER O81		PHASE 2	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 27-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 107 20949	*1 - - UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1 Note: AS PER SCHEDULE 'H'. ✓		*\$ 697.00 ✓	Each Q1094-5 \$36
14 88508 20950	1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:		\$ 75.00	Each ✓
*15 108 20951	*1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE Note: AS PER SCHEDULE 'H'. ✓		*\$ 704.00 ✓	Each Q1094- \$38
*16 108 20955	*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATH - BRONZE Note: AS PER SCHEDULE 'H'. ✓		*\$ 143.00 ✓	Each Q1094- \$42
*17 108 20956	*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATH 4PC (TUB & SHOWER) - BRONZE Note: AS PER SCHEDULE 'H'. ✓		*\$ 161.00 ✓	Each Q1094- \$43
18 127 20957	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note: IN STANDARD KITCHEN LAYOUT, AS PER SCHEDULE 'H'. ✓		\$ 55.00	Each ✓
19 87972 20998	1 - KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS Note:		\$ 75.00	Each ✓
20 111408 21355	1 - FOYER - DOOR - INTERIOR - DOUBLE SWING DOORS - FOYER - IN LIEU OF CLOSET SLIDERS Note: As per Schedule H ✓		\$ 450.00	Each ✓
21 100500 20971	1 - - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS Note: AS PER SCHEDULE 'H'. ✓		\$ 1,611.00 ✓	Each Q1094 \$56
*22 100511 20974	1 - KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN Note: AS PER SCHEDULE 'H'. ✓		*\$ 492.00 ✓	Each Q1094- \$559
*23 100027 20977	1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes to be decided by Architect.		*\$ 458.00 ✓	Each Q1094-8 \$61
24 88290 20978	1 - - FLAT CEILING IN WHOLE HOUSE Note: Includes Family Room in Basement		\$ 1,985.00	Each ✓

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1,094-2
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A			
Deerfield 2 - Phase 2			
PURCHASER: Ali Said		Printed: 27-Jul-20 6:51 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O81	2	130 THE LEWIS	27-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
25	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 255.00
88469			Each
20985	Note:		
		Sub Total	\$9,143.00
		HST	\$0.00
		Total	\$9,143.00

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

PURCHASER:

Ali Said

27-Jul-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	