

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 August 10, 2020

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

On or before August 24, 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 24, 2020.

Your Colour selections and all remaining upgrades must be completed by August 24, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot O85 – Sultan

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER_DV2 Dec3-18.doc

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Majed Ali Sultan
STREET	4 Cellini Court
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1G 5J7
HOME PHONE	N/A
WORK PHONE	905-856-8805
CELL PHONE (1)	613-914-7848
CELL PHONE (2)	N/A
BUILDER'S REF # DWELLING	O85
CIVIC	616 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	O85
MODEL #	110
MODEL NAME	Thomas
DWELLING (MODEL# & name & std/rev)	110 Thomas Rev
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER Formula 123	\$469,297.00
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	13th
CLOSING MONTH, YEAR	July, 2021
CLOSING DATE (MM/DD/YY)	July 13, 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	Umer Ramzam
STREET	1915 Baseline Rd., Suite 301
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K2C 0C7
PHONE	613-263-3456
<u>SCHEDULE T</u>	
PURCHASER 1	Majed Ali Sultan
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4 Cellini Court, Ott. Ont., K1G 5J7
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	75 Rowntree Dairy Rd, Woodbridge Ont., L4L 6C8
WORK PHONE	905-856-8805
OCCUPATION	Service Technician / Window Installer
ID TYPE	Drivers Licence
ID NUMBER	S9232 - 51118- 41017
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)	majed.sultan@live.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING FORMULA 1 2 & 3

DATE:

PROJECT: Deerfield Village 2 LOT NO: O85
Reg'd Plan #: 4M-1290
Name(s): Majed Ali Sultan MODEL: 110 Thomas Rev
Name(s): _____

BASE PRICE DWELLING: \$449,900.00 ✓
LOT PREMIUM: _____ ✓
END LOT PREMIUM: _____ ✓
NET TOTAL COST OF UPGRADES: \$23,903.98 \$24,397.00
CREDITS: -\$5,000.00 ✓
SUBTOTAL: \$18,903 \$19,397.00

TOTAL: \$468,803 \$469,297.00
TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$476,364.78
PURCHASER OFFER: \$468,803 \$469,297.00
PURCHASER OFFER HST INCLUDED: \$476,364.78
DIFFERENCE: _____

Appliance Bonus Package

\$5,000.00 Décor Bonus Has been applied in Full to the purchase of this home.

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 3	<u>\$436,842.41</u> <u>\$437,256.50</u>
TOTAL INCLUDING ALL APPLICABLE HST & REBATES:			<u>\$476,364.78</u>
ADDITIONAL HST DUE ON CLOSING:			<u>\$7,067.78</u>

COMMENTS:

*EXPECTED DATE OF CLOSING:

July 13, 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: Majed Ali Sultan

Printed: 3-Aug-20 2:55 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
O85	2	110 THE THOMAS	13-Jul-21	
ITEM QTY EXTRA CHARGE				
*1 88585	1 -	- BONUS - DECOR CENTER CREDIT OF \$5,000.00	\$ 0.00 Each	✓
20572	Note: Has been applied in full. Bonus of \$5,000.00 has been applied in full to the purchase price.			
*2 90564	1 -	- BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	\$ 0.00 Each	✓
20571	Note:			
3 90181	1 -	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00 Each	
20667	Note: Does Not Include Electrical Rough-Ins			
4 90182	1 -	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00 Each	
20664	Note:			
*5 90831	*1 -	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN GSX13018 1.5 TON	\$ 0.00 Each	
20662	Note: Location to be determined by Head Office			
6 90184	1 -	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00 Each	
20665	Note:			
7 90185	1 -	MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00 Each	
20663	Note:			
*8 90183	1 -	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00 Each	
20666	Note: Excluding Corner Cabinetry Where Applicable			
*9 111203	1 -	KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF BONUS STAINLESS. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 494.00 Each	Q10902
20576	Note: Does not include modifications to cabinetry or electrical for new microwave location. IN STANDARD KITCHEN. AS PER SCHEDULE 'H'. <i>Delete #9</i>			<i>#12</i>
*10 88511	1 -	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	*\$ 75.00 Each	Q10903
20585	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.			<i>#20</i>
11 90835	1 -	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP	\$ 166.00 Each	✓
20586	Note: IN STANDARD KITCHEN AND CABINETRY LEVEL 1, AS PER SCHEDULE 'H'. <i>✓</i>			
12 88761	1 -	KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	\$ 1,510.00 Each	✓
20593	Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. AS PER SKETCH. <i>✓</i>			

PREPARED BY: Nicole Trudel

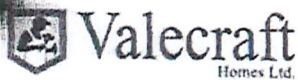
LOCKED BY:

PE 1.090-1

InvoiceSQL.rpt 16May20

Vendor Initials: Purchaser Initials: M.S.

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____



Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Majed Ali Sultan

Printed: 3-Aug-20 2:55 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE		
O85	2	110 THE THOMAS	13-Jul-21		
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE	
13 104297	1	KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 1 SERIES CABINETS)	\$ 681.00	Each	✓
20595	Note:	IN STANDARD KITCHEN, TO BE INSTALLED IN KITCHEN ISLAND, CLOSEST TO THE DINETTE SIDE, AS PER SCHEDULE 'H'. ✓			
*14 88406	1	KITCHEN - PANTRY - UPGRADE STANDARD 12IN DEEP PANTRY TO APPROX 2FT DEEP	*\$ 462.00	Each	Q1090 ✓ \$29
20596	Note:	IN STANDARD KITCHEN, IN LEVEL 1 CABINERY, AS PER SCHEDULE 'H'. ✓			
*15 88776	1	KITCHEN - CABINERY - UPGRADE KITCHEN CABINERY TO LEVEL 1	*\$ 2,296.00	Each	Q1090 \$33
20634	Note:	Standard Layout			
16 1101	1	ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 750.00	Each	✓
20670	Note:	Sink will be offset to accommodate TO BE INSTALLED IN STANDARD ENSUITE BATHROOM, APPROXIMATELY 12" VANITY EXTENSION REQUIRED TO ACCOMMODATE BANK OF DRAWERS. TO BE INSTALLED CLOSEST TOWARDS TOILET, IN BUILDER'S STANDARD SERIES CABINERY, SINK MAY BE RELOCATED TO ACCOMMODATE, TOILET MAY BE RELOCATED TO ACCOMMODATE, AS PER SCHEDULE 'H'. ✓			
17 1101	1	MAIN BATHROOM - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 750.00	Each	✓
20671	Note:	Sink will be offset to accommodate TO BE INSTALLED IN MAIN BATHROOM, APPROXIMATELY 12" VANITY EXTENSION REQUIRED TO ACCOMMODATE BANK OF DRAWERS. TO BE INSTALLED CLOSEST TOWARDS TOILET, IN BUILDER'S STANDARD SERIES CABINERY, SINK MAY BE RELOCATED TO ACCOMMODATE, TOILET MAY BE RELOCATED TO ACCOMMODATE, AS PER SCHEDULE 'H'. ✓			
18 88115	1	MAIN BATHROOM - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK	\$ 359.00	Each	✓
20672	Note:	AS PER SCHEDULE 'H'. ✓ Purchaser acknowledges & accepts the MB WC will be reduced to all.			
*19 90943	1	UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 1,852.00	Each	Q1090 \$38
20727	Note:	AS PER SCHEDULE 'H'. ✓			
*20 90955	1	GREAT ROOM - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS	*\$ 1,400.00	Each	Q1090 \$39
20728	Note:	IN STANDARD SQUARE STAIRCASE, AS PER SCHEDULE 'H'. ✓			
*21 104515	1	KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN	*\$ 6,325.00	Each	
20700	Note:	COMPLETE WITH FLUSH BREAKFAST BAR, STANDARD KITCHEN LAYOUT, AS PER SCHEDULE 'H'. ✓			
22 88433	1	KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN	\$ 390.00	Each	✓
20705	Note:	AS PER SCHEDULE 'H'. ✓			
23 88465	1	KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE 210 UNDERMOUNT (8IN DEEP) - MIN 34" CABINET REQUIRED	\$ 373.00	Each	✓
20706	Note:	PLEASE SPECIFY COLOUR & CODE ON COLOUR SHEETS, AS PER SCHEDULE 'H'. ✓			

Vendor Initials: _____ Purchaser Initials: M.S.

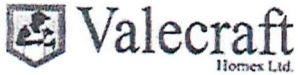
PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1.090-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____



Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Majed Ali Sultan

Printed: 3-Aug-20 2:55 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
085	2	110 THE THOMAS	13-Jul-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
24 104508	1	KITCHEN - Kitchen soap dispenser - Delta RP1001AR Arctic Stainless	\$ 153.00	Each
20707	Note:	TO BE INSTALLED ON SIDE OF SINK CLOSEST TO THE DISHWASHER. AS PER SCHEDULE 'H'. ✓		
25 88441	1	ENSUITE BATH - BATHROOMS - ZITTA NICHE 12X12 STAINLESS STEEL	\$ 399.00	Each
20724	Note:	TO BE INSTALLED ON INTERIOR WALL IN STANDARD ENSUITE SHOWER, AS PER SCHEDULE 'H'. ✓ <i>longer</i>		
26 88038	1	ENSUITE BATH - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	\$ 841.00	Each
20725	Note:	Does not include Shower door. <i>See #31 for Door</i>		
27 100041	1	FOYER - DOOR - INTERIOR - DOUBLE - 24 INCH TO 72 INCH OPENING - FOYER - IN LIEU OF SLIDERS	\$ 448.00	Each
21496	Note:	As per Schedule H ✓		
28 100238	1	HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 1,667.00	Each
20713	Note:	TO BE INSTALLED IN GREATROOM, DINING ROOM AND UPPER HALLWAY, AS PER SCHEDULE 'H'. ✓		
29 88311	1	GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	\$ 279.00	Each
20718	Note:	Does not include venting changes or connections. New dedicated outlet to be added for a microwave separately. A Make-up system may be required if a larger CFM hoodfan is required. <i>See schedule H for hoodfan & B for kitchen</i>		
30 88288	1	PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 961.00	Each
20723	Note:			
31 90164	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN BRUSHED NICKEL/CLEAR WITH SQUARE TOWEL BAR FOR 5 X 3 TILES SHOWERS	\$ 1,407.00	Each
21819	Note:	TO BE INSTALLED IN STANDARD ENSUITE, AS PER SCHEDULE 'H'. ✓		
32 88115	1	ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK	\$ 359.00	Each
2032	Note:	SINK MAY BE RELOCATED TO ACCOMMODATE, TOILET MAY BE RELOCATED TO ACCOMMODATE, AS PER SCHEDULE 'H'. ✓		

Purchaser acknowledges & accepts that the NB WC will be reduced to accommodate.

Sub Total	\$24,397.00
HST	\$0.00
Total	\$24,397.00

Ad just keep original wording & money

PREPARED BY: Nicole Trudel

CHECKED BY:

E-1,090-3

PriceSQL.rpt 16May20

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

M.S