

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 12, 2020

You now have ten (10) days from August 15, 2020 to obtain your Lawyer's & Financing approvals.

On or before August 26, 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 26, 2020.

Your Colour selections and all remaining upgrades must be completed by August 26, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

Deerfield Village 2 Sales Office
613-421-8142

Lot O82 – Ismail

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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Mohammad Imad Ismail & Taha Ismail
STREET	138 Castlegreen Private
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1T 3N2
HOME PHONE	N/A
WORK PHONE	N/A
CELL PHONE (1)	613-784-0826
CELL PHONE (2)	613-793-6057
BUILDER'S REF # DWELLING	O82
CIVIC	622 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	O82
MODEL #	160-2
MODEL NAME	Stanley-2
DWELLING (MODEL# & name & std/rev)	160-2 Stanley 2 Std.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	\$489,401.61
Purchaser Offer INVESTMENT	
CLOSING DAY	22
CLOSING MONTH, YEAR	July, 2021
CLOSING DATE (MM/ DD/YY)	July 22, 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	Louis Guertin
STREET	2451 St-Joseph Blvd., Suite 217
CITY, PROVINCE	Orleans, Ont.,
POSTAL CODE	K1C 1E9
PHONE	613-830-7204
<u>SCHEDULE T</u>	
PURCHASER 1	Mohammad Imad Ismail
HOME ADDRESS (STREET, CITY, POSTAL CODE)	138 Caslegreen Pvt., Ott., Ont., K1T 3N2
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	427 Laurier Avenue West, Ott., Ont., K1G 4A8
WORK PHONE	343-543-4539
OCCUPATION	Officer-Business System
ID TYPE	Passport
ID NUMBER	HB837484
PURCHASER 2	Taha Ismail
HOME ADDRESS (STREET, CITY, POSTAL CODE)	138 Caslegreen Pvt., Ott., Ont., K1T 3N2
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	805 Belfast Rd., Ott., Ont., K1G 0Z4
WORK PHONE	343-543-6762
OCCUPATION	Engineer/Systems Tester
ID TYPE	Passport
ID NUMBER	HN342096
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	moe.ii@hotmail.com
EMAIL ADDRESS (2)	taha.i.i@hotmail.com
DATE: August 7, 2020	

SUMMARY OF PRICING				DATE:	
PROJECT: Deerfield Village 2		LOT NO: O82			
Reg'd Plan #: 4M-1290		MODEL: 160-2 Stanley 2 Std.			
Name(s): Mohammad Imad Ismail					
Name(s): Taha Ismail					
BASE PRICE DWELLING:				\$469,900.00	✓
LOT PREMIUM:					
END LOT PREMIUM:					
NET TOTAL COST OF UPGRADES:				\$19,501.61	✓
CREDITS:					
SUBTOTAL :				\$19,501.61	✓
TOTAL:				\$489,401.61	✓
PURCHASER OFFER:				\$489,401.61	✓
DIFFERENCE:					
4 Pce Luxury Ensuite Bonus					
Granite Level 1 in Kitchen Bonus					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$454,337.71 ✓
COMMENTS:					
*EXPECTED DATE OF CLOSING:				July 22, 2021	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A			
Deerfield 2 - Phase 2			
PURCHASERS: Mohammad Imad Ismail and Taha Ismail			Printed: 8-Aug-20 5:15 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O82	2	160 THE STANLEY 2	22-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			
*1 89762 21003	1	ENSUITE BATH - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS Note: As per Schedule H	\$ 0.00 Each
*2 89690 21004	1	- BONUS - GRANITE KITCHEN COUNTERTOPS - LEVEL 1 WITH ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDERS STANDARD SELECTIONS Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS	\$ 0.00 Each
*3 90831 21005	*1	- STANDARD - AC UNIT 13 SEER R- 410A - GOODMAN GSX13018 1.5 TON Note: Location to be determined by Head Office	\$ 0.00 Each
4 90182 21006	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00 Each
*5 90184 21007	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00 Each
*6 90183 21008	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00 Each
7 90181 21009	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins	\$ 0.00 Each
8 90185 21010	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00 Each
9 87972 21012	1	- KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS Note:	\$ 75.00 Each
*10 115604 21528	1	- STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: From main level to second level, As per Schedule 'H'. The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.	*\$ 5,169.00 Each
*11 89584 21016	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES Note: As per Schedule H	*\$ 786.00 Each Q1095-3 #20
*12 88511 21021	1	- KITCHEN - CABINETY - ADJUST KITCHEN CABINETY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	*\$ 75.00 Each

Vendor Initials: _____

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Deerfield 2 - Phase 2

PURCHASERS: Mohammad Imad Ismail and Taha Ismail

Printed: 8-Aug-20 5:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O82	2	160 THE STANLEY 2	22-Jul-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 90947 21536	1	UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALL WAY Note: AS PER SCHEDULE 'H'. ✓	*\$ 1,840.00 ✓	Each
14 90958 21535	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 Note: AS PER SCHEDULE 'H.G' ✓	\$ 1,266.00 ✓	Each
15 100740 21059	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS Note: AS PER SCHEDULE 'H'. ✓	\$ 1,555.00 ✓	Each
*16 116501 22189	1	- COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN OPTION #1 C/W FLUSH BREAKFAST BAR (WHEN GRANITE LEVEL 1 IS CHOSEN AS A BONUS IN STD KITCHEN LAYOUT) Note: See B1A #2	*\$ 1,253.00 ✓	Each OK as per Dan
*17 100027 21064	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 architectural department.	*\$ 458.00 ✓	Each
18 88290 21065	1	- FLAT CEILING IN WHOLE HOUSE Note: Includes Family Room in Basement	\$ 1,985.00 ✓	Each
19 88288 21066	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	\$ 961.00 ✓	Each
20 22163	1	KITCHEN - KITCHEN -CABINETRY-UPC9-2A- BUILDER'S STANDARD CABINETRY-OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42" H UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD, AS PER SKETCH. Note:	\$ 692.00 ✓	Each
*21 88294 22164	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE #OR4110 REV. 01 DATED JULY 31st, 2020	*\$ 385.33 ✓	Each
*22 88287 22165	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE #SS3429 REV.02 DATED 08/05/2020	*\$ 3,001.28 ✓	Each

Sub Total	\$19,501.61
HST	\$0.00
Total	\$19,501.61

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,095-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____