



**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 August 5, 2020.

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

On or before, August 13, 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 27, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by September 10, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

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

Lot 274 – Teeter

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER\_RL.doc

July 30, 2018



<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Mark D. M. Teeter ✓
STREET	38 Riddell St. ✓
CITY, PROVINCE	Carleton Place, ON. ✓
POSTAL CODE	K7C 0J4 ✓
HOME PHONE	613-290-8785
WORK PHONE	613-290-8785
Cell Phone Purchaser (1)	613-290-8785
Cell Phone Purchaser (2)	
CIVIC	759 Parade Drive ✓
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	274
MODEL #	825 ✓
MODEL NAME	Bradley ✓
DWELLING (MODEL#, ELEV, OPT)	825 "B" Rev. 3 Bed. ✓
ELEVATION	"B" ✓
ORIENTATION	Reverse ✓
PHASE	
PROJECT	Rathwell Landing ✓
SCHEDULES	
PURCHASER OFFER Formula 123	#REF!
PURCHASER OFFER base+up=Formula 4	#REF!
PURCHASER OFFER base=Formula 4	\$598,894.00 ✓
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	10 ✓
CLOSING MONTH, YEAR	August, 2021 ✓
CLOSING DATE (MONTH DAY, YEAR)	August 10, 2021 ✓
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Mark D. M. Teeter ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	38 Riddell St., Carleton Place, K7C 0J4 ✓
HOME PHONE	613-290-8785
WORK ADDRESS (STREET, CITY, POSTAL CODE)	38 Riddell St., Carleton Place, K7C 0J4
WORK PHONE	613-290-8785
OCCUPATION	Military
ID TYPE	Drivers Licence ✓
ID NUMBER	T2197-52128-20618 ✓
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PART OF LOT(S)(singles)	274
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	mattech431@gmail.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	



SUMMARY OF PRICING  
Owner if base over max

DATE:

PROJECT: Rathwell Landing  
Reg'd Plan #: 4M-1589  
Name(s): Mark D. M. Teeter  
Name(s):

LOT NO: 274  
MODEL: 825 "B""Rev. 3 Bed.

BASE PRICE: \$591,900.00  
ELEVATION: \$6,500.00  
LOT PREMIUM:  
END LOT PREMIUM:  
NET TOTAL COST OF UPGRADES: \$13,494.00  
CREDITS: -\$13,000.00  
SUBTOTAL: \$6,994.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$598,894.00  
TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$598,894.00  
PURCHASER OFFER : \$598,894.00  
DIFFERENCE:

\$10,000.00 Décor Bonus - Applied against Purchase price  
\$3,000.00 Loyalty Bonus - Applied against Purchase price

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 4	\$551,233.63
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:		\$598,894.00
ADDITIONAL HST DUE ON CLOSING:		

COMMENTS:

\*EXPECTED DATE OF CLOSING: August 10, 2021

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

Owner if base over max

Emma Cooper

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**From:** Frank Nieuwkoop  
**Sent:** Monday, August 3, 2020 2:26 PM  
**To:** Rathwell Landing  
**Cc:** ValeSales  
**Subject:** Re:RL 274 Price

Yes

Sent from my Huawei phone

----- Original message -----  
From: Rathwell Landing <rathwelllanding@valecraft.com>  
Date: Mon., Aug. 3, 2020, 1:20 p.m.  
To: Frank Nieuwkoop <frank@valecraft.com>  
Cc: ValeSales <valesales@valecraft.com>  
Subject: RL 274 Price  
Hi Frank

this email confirms when the orginial purchaser did not follow through 6 weeks ago the price was increase by \$10,000 as per your approval .

house was sold last week and is in head office

thanks

**Victoria Hum**  
Sales Consultant

**Valecraft Homes – Rathwell Landing**  
670 Parade Drive,  
Stittsville, Ontario  
K2S 0Z2  
Email: rathwelllanding@valecraft.com  
613-435-8141 (P)  
613-435-8212 (F)

Internal B1A

Rathwell Landing - Phase 2

PURCHASER: Mark D. M. Teeter

Printed: 30-Jul-20 2:26 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
274		2	825 THE BRADLEY 3 BED ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
21634	Note: Has been applied in full. Bonus of \$10,000.00 has been applied to the purchase price			
2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00	Each
21635	Note:			
3 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00	Each
21636	Note:			
*4 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
21637	Note:			
5 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00	Each
21638	Note: Does Not Include Electrical Rough-Ins			
6 28993	1	- BASEMENT - WINDOW - INCREASE STD BASEMENT WINDOW HEIGHT FROM APPROX. 24IN DEEP TO APPROX 30 DEEP (IN LOCATION AS PER SCHEDULE H)	\$ 250.00	Each
21850	Note: Subject to limiting distance at side yard as per Current Building Code			
*7 29014	1	- GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	*\$ 586.00	Each
21851	Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required			
8 28761	1	- WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 255.00	Each
21652	Note: DOES NOT INCLUDE CONNECTION			
9 40820	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 5,606.00	Each
21656	Note: As per Schedule H			
10 28472	1	- KITCHEN - POT LIGHT - QTY 6 X 4IN LED WHITE BAFFLE POT LIGHT	\$ 1,112.00	Each
21658	Note: in the kitchen , location to be determined at S&S Appointment			
11	1	- GREAT ROOM - OPEN WALL BETWEEN GREAT ROOM AND BASEMENT STAIRCASE APPROX 4FT C/W BUILDER'S STD OAK RAILINGS AND OAK NOSING. FINISH STAIRCASE TO BASEMENT C/W OAK HANDRAIL, STD CARPET TO LANDINGS AND STAIRS AND RELOCATE EXISTING DOOR TO BASEMENT LANDING AREA.	\$ 4,758.00	Each
21660	Note:			
12 28152	1	- HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 616.00	Each
21661	Note: Does not include modifications to cabinetry or electrical for new microwave location			

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

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

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1.107-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A

Rathwell Landing - Phase 2

PURCHASER: Mark D. M. Teeter

Printed: 30-Jul-20 2:26 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
274	2	825 THE BRADLEY 3 BED ELEV B	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 116494	1	KITCHEN - LOWER CABINETS - LOWER AND COUNTER TOP - PER LINEAR FOOT, STD LEVEL CABINETRY	*\$ 311.00	Each ✓
21915	Note:	Kitchen Island <i>approx. 1 foot as per Schedule H.</i>		
14	1	- BONUS - LOYALTY BONUS - CREDIT OF \$3,000.00		Each ✓
21950	Note:	Has been applied in full. <del>Loyalty bonus of \$3,000.00</del> has been applied to the Purchase price.		

15. STD- Fireplace Hearth Deleted ⓧ

Sub Total	\$13,494.00
HST	\$0.00
Total	\$13,494.00

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

PURCHASER: Mark D. M. Teeter 30-Jul-20  
DATE

VENDOR: \_\_\_\_\_  
PER: Valecraft Homes Limited

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

CONSTRUCTION SCHEDULING APPROVAL

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

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





Valecraft  
Homes Ltd.



# Loyalty Rewards Program



**Enjoy a \$3,000 décor bonus if you've already lived in and loved a new Valecraft home.**

At Valecraft Homes, we believe in showing our appreciation to our repeat customers.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Loyalty Reward Program gives you the opportunity to upgrade your next new Valecraft home.

If you purchase a new Valecraft home, you'll receive a \$3,000 décor bonus as a thank you.

## HOW IT WORKS:

To qualify for the Loyalty Rewards Program, you must:

- Register your intent to purchase a new Valecraft home.
- Sign an agreement to purchase their new Valecraft home within 90 days of registering.

## REFERRAL FORM

To apply for the Loyalty Rewards Program, fill in the form below and submit it to a Valecraft Homes Sales Consultant.

### PURCHASER

FIRST NAME, LAST NAME

Mark Teeter

CURRENT MAILING ADDRESS

35 Riddel St

CITY

Carleton Place

PROVINCE

ON

POSTAL CODE

K7C 0S4

COMMUNITY

UNIT NUMBER

PHONE

613-290-8785

E-MAIL ADDRESS

Matteck43@gmail.com

### PREVIOUS VALECRAFT ADDRESS

CIVIC ADDRESS

529 Beckett Cres

UNIT NUMBER

529

COMMUNITY

Rathwell Landing

### OFFICE USE ONLY

DATE COMPLETED

SALES CONSULTANT APPROVAL

Vitoria E. Hu

DATE COMPLETED

August 5, 2020

HEAD OFFICE APPROVAL

[Signature]

Welcome back! We appreciate your loyalty to Valecraft Homes Ltd. Please enjoy a \$3,000 design centre bonus to enhance your next experience. 1) To be eligible, you must currently own and reside in a Valecraft home. That includes any Valecraft home community, not only the one you are interested in. 2) Homeowners need to register on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3) During this first visit, a guest registration card and a loyalty program form must be filled out in its entirety. 4) Following registration, the purchaser(s) must enter into an agreement of purchase and sale, and firm up, within 90 days of registration into this program. This agreement of purchase and sale must include the purchaser(s) name indicated on the registration form. 5) Broker referrals do not apply in conjunction with the loyalty program. 6) Homeowners would receive an additional \$3,000 décor bonus to be indicated on the original agreement of purchase and sale, and applied to the final total of the home including taxes. 7) The loyalty program includes all applicable taxes at a rate of 5.2%. 8) Valecraft Homes Ltd reserves the right to alter or cancel the loyalty program in whole or in part, and at any time, at their sole and absolute discretion.

Valecraft.com