



**Valecraft**  
Homes Ltd.

## **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 September 9 2020

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

On or before September 21, 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 September 21, 2020.

Your Colour selections and all remaining upgrades must be completed by September 30, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

**Deerfield Village 2 Sales Office**  
**613-421-8142**

Lot O86 – Roy & Piche

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<b><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Emmanuel Roy and Suzanne M. Piche
STREET	96 Chevron Place
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1W 0L6
HOME PHONE	N/A
WORK PHONE	1-418-833-8073
CELL PHONE (1)	1-418-389-7079
CELL PHONE (2)	613-862-8716
BUILDER'S REF # DWELLING	O86
CIVIC	614 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	O86
MODEL #	105
MODEL NAME	Mann
DWELLING (MODEL# & name & std/rev )	105 Mann 3 Bed Std.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	
Purchaser Offer INVESTMENT	
CLOSING DAY	8
CLOSING MONTH, YEAR	July, 2021
CLOSING DATE (MM/ DD/,YY)	July 8, 2021
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$7,000.00
DEPOSIT 3)	\$7,000.00
SALES REPRESENTATIVE	Nicole Trudel
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	Louis Guertin
STREET	2451 Boulv. St-Joseph Suite 217
CITY, PROVINCE	Orleans, Ont.,
POSTAL CODE	K1C 1E9
PHONE	613-830-7204
<b><u>SCHEDULE T</u></b>	
PURCHASER 1	Emmanuel Roy
HOME ADDRESS (STREET, CITY, POSTAL CODE)	96 Chevron Place, Orleans, Ont., K1W 0L6
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	870 Rue Archimede, Levis, Qc., G6V 7M5
WORK PHONE	1-418-833-8073
OCCUPATION	Carpenter
ID TYPE	Driver's Licence
ID NUMBER	R6906-22507-30520
PURCHASER 2	Suzanne M Piche
HOME ADDRESS (STREET, CITY, POSTAL CODE)	96 Chevron Place, Orleans, Ont., K1W 0L6
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	401 Smyth Road, Ottawa, Ont., K1H 8L1
WORK PHONE	613-737-7600
OCCUPATION	CHEO Executive Assistant
ID TYPE	Driver's Licence
ID NUMBER	P4079-72866-36105
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	deer142073@gmail.com
EMAIL ADDRESS (2)	suzannepiche63@gmail.com
DATE: August 11, 2020	

SUMMARY OF PRICING				DATE:	
PROJECT: Deerfield Village 2		LOT NO: O86			
Reg'd Plan #: 4M-1290		MODEL: 105 Mann 3 Bed Std.			
Name(s): Emmanuel Roy					
Name(s): Suzanne M Piche					
BASE PRICE DWELLING:				\$454,900.00	✓
LOT PREMIUM:					
END LOT PREMIUM:					
NET TOTAL COST OF UPGRADES:				\$8,363.00	✓
CREDITS:				-\$5,000.00	✓
SUBTOTAL :				\$3,363.00	✓
TOTAL:				\$458,263.00	✓
PURCHASER OFFER:				\$458,263.00	
DIFFERENCE:					
Granite Level 1 in Kitchen does not include Breakfast Bar Bonus					
\$5,000.00 Décor Bonus					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 3	\$428,007.54	✓
COMMENTS:					
*EXPECTED DATE OF CLOSING:				July 8, 2021	
1455 YOUNVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					



Internal B1A Deerfield 2 - Phase 2			
PURCHASERS: Emmanuel Roy and Suzanne M Piche			Printed: 1-Sep-20 4:20 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O86	2	105 THE MANN 3 BED	8-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*1 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00 Each
22242	Note: Bonus of \$5,000.00 has been applied to the purchase price.		
*2 90831	1	- STANDARD - AC UNIT 16 SEER 1.5 TON	\$ 0.00 Each
22440	Note: Location to be determined by Head Office		
*3 90184	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00 Each
22442	Note:		
*4 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00 Each
22443	Note: Excluding Corner Cabinetry Where Applicable		
5 103630	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	\$ 508.00 Each
22451	Note:		
*6 100129	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	*\$ 1,163.00 Each
22461	Note: TO BE INSTALLED IN GREAT/DINING ROOM, AS PER SCHEDULE 'H'.		
*7 100151	1	- MASTER BEDROOM - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - MASTER BEDROOM / WIC	*\$ 3,087.00 Each
22462	Note: AS PER SCHEDULE 'H'.		
*8 100173	1	- BEDROOM 3 - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #3	*\$ 1,781.00 Each
22463	Note: AS PER SCHEDULE 'H'.		
*9 100162	1	- BEDROOM 2 - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #2	*\$ 1,749.00 Each
22464	Note: AS PER SCHEDULE 'H'.		
10 87972	1	- OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS	\$ 75.00 Each
23280	Note:		
*11 90393	1	- BONUS - GRANITE KITCHEN COUNTERTOPS - LEVEL 1 WITH ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDERS STANDARD SELECTIONS	\$ 0.00 Each
23281	Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS		

Sub Total	\$8,363.00
HST	\$0.00
Total	\$8,363.00

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

PREPARED BY: Nicole Trudel  
LOCKED BY:  
PE 1,128-1  
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A  
Deerfield 2 - Phase 2

PURCHASERS: Emmanuel Roy and Suzanne M Piche

Printed: 1-Sep-20 4:20 pm

LOT NUMBER O86	PHASE 2	HOUSE TYPE 105 THE MANN 3 BED	CLOSING DATE 8-Jul-21
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER:

Emmanuel Roy

01-Sep-20

DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER:

Suzanne M Piche

01-Sep-20

DATE

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,128-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

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

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