



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on September 10, 2020.

You now have five (5) business days from September 11, 2020 to obtain your Lawyer's & Financing approvals.

On or before, September 18, 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 October 1, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by October 29, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

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

Lot 261 - Menendez

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July 30, 2018

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Maria Menendez and Jose Ricardo Menendez
STREET	363 Autumnfield St.
CITY, PROVINCE	Kanata, ON.
POSTAL CODE	K2M 3A6 <i>OJ6</i>
HOME PHONE	613.884.9565
WORK PHONE	613.816.4157
Cell Phone Purchaser (1)	613.883.5583
Cell Phone Purchaser (2)	613.884.9565
CIVIC	732 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	261
MODEL #	1086
MODEL NAME	Steel
DWELLING (MODEL#, ELEV, OPT)	1086 W/O"B"Rev."
ELEVATION	"B"
ORIENTATION	Reversed
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	#REF!
PURCHASER OFFER base+up=Formula 4	#REF!
PURCHASER OFFER base=Formula 4	\$804,127.00
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	16
CLOSING MONTH, YEAR	September, 2021
CLOSING DATE (MONTH DAY, YEAR)	September 16, 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	Maria Menendez
HOME ADDRESS (STREET, CITY, POSTAL CODE)	363 Autumnfield St. Kanata, K2M 3A6 <i>OJ6</i>
HOME PHONE	613.883.5583
WORK ADDRESS (STREET, CITY, POSTAL CODE)	4315 Strandherd Dr, Ottawa, K2J 5P8
WORK PHONE	613.883.5583
OCCUPATION	Retail
ID TYPE	Drivers Licence
ID NUMBER	M2526-51907-55512
PURCHASER 2	Jose Ricardo Menendez
HOME ADDRESS (STREET, CITY, POSTAL CODE)	474 Elgin St., Ottawa, K2P 2J6
HOME PHONE	613.884.9565
WORK ADDRESS (STREET, CITY, POSTAL CODE)	474 Elgin St., Ottawa, K2P 2J6
WORK PHONE	613.816.4157
OCCUPATION	Police Officer
ID TYPE	Drivers Licence
ID NUMBER	M2526-41078-40204
PART OF LOT(S)(singles)	261
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	sleepexpert@hotmail.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): Maria Menendez
Name(s): Jose Ricardo Menendez

LOT NO: 261
MODEL: 1086 W/O"B"Rev."

BASE PRICE: \$709,900.00

ELEVATION: \$6,500.00

LOT PREMIUM: \$50,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$49,292 \$49,727.00

CREDITS: -\$12,000.00

SUBTOTAL: \$93,792 \$94,227.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$804,127.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$804,127.00

PURCHASER OFFER: \$804,127.00

DIFFERENCE:

Additional \$2,000 decor bonus as per Frank N.

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 4	\$732,470.80	\$732,855.75
OFFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:		\$803,692	\$804,127.00
ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

*EXPECTED DATE OF CLOSING:

September 16, 2021

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

Owner if base over max

Rathwell Landing

From: Frank Nieuwkoop
Sent: August-30-20 12:16 AM
To: Rathwell Landing
Subject: Re:RL 261 email dated thursday april 27 -cc to you

Correct a additional \$2000 only

Sent from my Huawei phone

----- Original message -----

From: Rathwell Landing <rathwelllanding@valecraft.com>
Date: Sat., Aug. 29, 2020, 3:28 p.m.
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: RL 261 email dated thursday april 27 -cc to you
Hi Frank

I would like to confirm to the purchaser your reply to his request of item #9 included on top of the\$ 2000

I assume other than the two thousand , you are not giving any more . Item 9 is upgrade exterior at a cost of \$ 10,000+/-

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

PURCHASERS: Jose Ricardo Mendendez and Maria Mendendez

Printed: 31-Aug-20 1:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
261	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-SEPT-21
QTY EXTRA / CHANGE		PRICE	INTERNAL
1 87523	1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00		\$ 0.00 Each
20261	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
20262	Note:		
3 86371	1 - - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY		\$ 0.00 Each
20263	Note:		
4 90187	1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)		\$ 0.00 Each
20264	Note:		
5 93139	1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE		\$ 0.00 Each
20265	Note:		
6 90188	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE		\$ 0.00 Each
20266	Note: Excluding Corner Cabinetry Where Applicable		
7 90186	1 - - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H		\$ 0.00 Each
20267	Note: Does Not Include Electrical Rough-Ins		
8 23205	3 - KITCHEN - KITCHEN - LOWER CABINETS - ISLAND LOWER AND COUNTER TOP - PER LINEAR FOOT, LEVEL 1 CABINETRY.		\$ 1,194.00
	Note: ***ADD APPROX 3FT TO ISLAND*** AS Per Sketch		
9 117050	1 - - KITCHEN - OPTIONAL KITCHEN LAYOUT #1 C/W FLUSH BREAKFAST BAR - LEVEL 1 CABINETRY AND BUILDERS STANDARD BACKSPLASH		*\$ 4,326.00 Each
23206	Note: As per Schedule H		
10 23213	1 - ENSUITE BATH - PROVIDE FOR CUSTOM GLASS SHOWER ENCLOSURE C/W GLASS PANEL BETWEEN SHOWER AND SUNKEN TUB TO SIT ON TUB DECK AND CUSTOM GLASS PIVOT DOOR		\$ 3,933.00 Each
	Note: AS PER SCHEDULE H		
11 28528	1 - GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT C/W WALL SWITCH FOR FAN		*\$ 456.00 Each
23209	Note:		
12 28761	1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION		\$ 255.00 Each
23210	Note: DOES NOT INCLUDE CONNECTION		

Vendor Initials:

Purchaser Initials:

PREPARED BY: Victoria Hum

LOCKED BY:

1079-1

SQL:pt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A
Rathwell Landing - Phase 2

PURCHASERS: Jose Ricardo Mendendez and Maria Mendendez

Printed: 31-Aug-20 1:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
261	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-SEPT-21
QTY	EXTRA / CHANGE	PRICE	INTERNAL
13	1 - STUDY - SUPPLY AND INSTALL OPTIONAL STUDY DOOR FROM GREAT ROOM	\$ 467.00	Each
23211	Note: AS PER SCHEDULE H.		✓ Q774-3 #20
14 37610	1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 5,699.00	Each
23212	Note: As per Schedule H		✓
15 22258	1 - BASEMENT - FLAT CEILING IN FINISHED BASEMENT RECREATION ROOM	\$ 1,356.00	Each
23214	Note: Finished Recreation Room Priced Separately		✓
16 22258	1 - BASEMENT - FLAT CEILING IN WHOLE HOUSE	\$ 2,486.00	Each
23215	Note: Does not include additional basement areas		✓
17	1 - GREAT ROOM - CHANGE WINDOWS ON REAR WALL OF GREAT ROOM TO 3 DOUBLE CASEMENT WINDOWS APPROX 48" WIDE X 100" HIGH AS PER ATTACHED SKETCH (NOTE FIREPLACE HAS BEEN RELOCATED TO SIDE WALL)	\$ 4,145.00	Each
23216	Note:		✓ Q774-2 #14
18	1 - GREAT ROOM - RELOCATE FIREPLACE FROM REAR WALL TO SIDE WALL AND PROVIDE FOR ADDITIONAL WINDOW IN THE PREVIOUS LOCATION (WINDOW TO MATCH EXISTING WINDOWS)	\$ 2,048.00	Each
23217	Note: Fireplace to be bumped into Great Room approx. 12"		✓ Q774-2 #13
*19 37704	1 - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE	*\$ 4,252.00	Each
23218	Note: 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.		✓
20	1 - REVISE FRONT ELEVATION AS PER ATTACHED SKETCH TO INCLUDE EXTENDING PORCH THE FULL WIDTH OF THE LIVING ROOM C/W ROOF ABOVE, ADDITIONAL POST TO BE ADDED TO MATCH EXISTING & WINDOW IN ENSUITE TO BE REDUCED IN HEIGHT TO ACCOMMODATE THE NEW ROOF.	\$ 10,728.00	Each
23219	Note:		✓ Q774-2 #9
21 33441	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STANDARD AREAS	*\$ 2,858.00	Each
23220	Note: AS per Schedule H.		✓
*22 33059	1 - STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STUDY (10B)	*\$ 2,582.00	Each
23221	Note: AS per Schedule H.		✓ Q774-1 #7
*23 33057	1 - KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - KITCHEN (4)	*\$ 639.00	Each
23222	Note: **INCLUDES DINETTE AREA** AS PER SCHEDULE H.		✓ Q774-1 #8
24	1 - KITCHEN - PROVIDE FOR UNDER CABINET PUCK LIGHTING (9) C/W SEPERATE SWITCH	\$ 2,303.00	Each
23223	Note: AS per Sketch opt. Kitchen #1 layout. 7 False Bottom	\$ 1,868	✓ Dan email

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Victoria Hum

CHECKED BY:

PE 1,079-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Rathwell Landing - Phase 2

PURCHASERS: Jose Ricardo Mendendez and Maria Mendendez

Printed: 31-Aug-20 1:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
261	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	16-SEPT-21
QTY EXTRA / CHANGE		PRICE	INTERNAL
25	1 - - BONUS - DECOR CENTER CREDIT OF \$2,000.00		✓ Each
Note: Has been applied in full. Bonus of \$2,000.00 has been applied to the purchase price			

26 Standard - Delete Fireplace Hearth

N/C

Sub Total	\$49,727.00
HST	\$0.00
Total	\$49,727.00

\$49,292

Payment Summary

Paid By Amount

Total Payment:

PURCHASER: Jose Ricardo Mendendez 31-Aug-20
DATE

PURCHASER: Maria Mendendez 31-Aug-20
DATE

VENDOR: PER: Valecraft Homes Limited

DATE:

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,079-3

Created: 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: