



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Dear Mr. & Mrs. Glinberg,

RE: Rathwell Landing lot 269

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **September 22, 2020.**

You now have five (5) business days from **September 23, 2020** to obtain your Lawyer's & Financing approvals.

On or before **September 30, 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 Multimedia locations & all upgrades up to drywall stage must be completed by **October 14, 2020** to maintain the closing date.

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

Please contact your sales consultant if you have any further questions or concerns at 613-435-8141.

Sincerely,

Emma Cooper

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Evgeni Glinberg and Ludmila Glinberg
STREET	25 Silence Terr.
CITY, PROVINCE	Stittsville, ON.
POSTAL CODE	K2V 0N6
HOME PHONE	204.890.3502
WORK PHONE	204.890.3502
Cell Phone Purchaser (1)	204.890.3502
Cell Phone Purchaser (2)	204.890.3503
CIVIC	749 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	269
MODEL #	825 3 Bdrm
MODEL NAME	Bradley
DWELLING (MODEL#, ELEV, OPT)	825 3 bdrm Bradley "B"STD"
ELEVATION	"B"
ORIENTATION	Standard
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER base=Formula 4	\$598,400.00
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	2
CLOSING MONTH, YEAR	December, 2021
CLOSING DATE (MONTH DAY, YEAR)	December 2, 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	Evgeni Glinberg
HOME ADDRESS (STREET, CITY, POSTAL CODE)	25 Silence Terr.,Stittsville, K2V 0N6
HOME PHONE	204.890.3502
WORK ADDRESS (STREET, CITY, POSTAL CODE)	25 Silence Terr.,Stittsville, K2V 0N6
WORK PHONE	204.890.3502
OCCUPATION	Logistics Systems Analyst
ID TYPE	Drivers Licence
ID NUMBER	G5372-25607-51001
PURCHASER 2	<i>Ludmila</i> Ludima Glinberg
HOME ADDRESS (STREET, CITY, POSTAL CODE)	25 Silence Terr.,Stittsville, K2V 0N6
HOME PHONE	204.890.3503
WORK ADDRESS (STREET, CITY, POSTAL CODE)	25 Silence Terr.,Stittsville, K2V 0N6
WORK PHONE	204.890.3503
OCCUPATION	Accounting
ID TYPE	Drivers Licence
ID NUMBER	G5372-49307-66226
PART OF LOT(S)(singles)	269
PLACE SIGNED	Ottawa
SIGNING DAY	5
SIGNING MONTH	September
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	September 5, 2020
EMAIL ADDRESS (1)	gl.evgeni@gmail.com
EMAIL ADDRESS (2)	
DATE: September 3, 2020	

Owner if base over max

DATE:

LOT NO: 269

MODEL: 825 3 bdrm Bradley "B"STD"

BASE PRICE: \$591,900.00

ELEVATION: \$6,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES:

CREDITS:

SUBTOTAL: \$6,500.00

BASE PRICE ABOVE MAX+ SUBTOTAL:	\$598,400.00
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TOTAL INCLUDING ALL APPLICABLE HST & REBATES:	\$598,400.00
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PURCHASER OFFER :	\$598,400.00
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DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$550,796.46
	OFFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$598,400.00
	ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

***EXPECTED DATE OF CLOSING:**

December 2, 2021

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

Owner if base over max

K:\LOTUS\DATA\SALES\ALL SITES\ALL SITES APS&SCHEDULES\AP&S ALL SITES.XLS

REV: May 28, 2020

Rathwell Landing

From: victoria hum <vehum3@hotmail.com>
Sent: August-18-20 1:46 PM
To: Rathwell Landing
Subject: Fwd: Lots to write

Sent from my iPhone

Begin forwarded message:

From: Frank Nieuwkoop <frank@valecraft.com>
Date: August 18, 2020 at 7:34:39 AM EDT
To: victoria hum <vehum3@hotmail.com>
Subject: RE: Lots to write

Yes

Frank Nieuwkoop
Director of Sales & Marketing

1455 Youville Drive | Suite 210
Orleans, On | K1C 6Z7
tel (613) 837-1104 x 219 | cell (613) 290-3343 | fax (613) 837-5901
email | website

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

-----Original Message-----

From: victoria hum <vehum3@hotmail.com>
Sent: August 18, 2020 7:32 AM
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: Lots to write

Hi Frank

As per our conversation last week lot 269 is being finalized with the increase of 10,000

They can come off the list I gave you

Thanks
Victoria

Sent from my iPhone

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Evgeni Glinberg and Ludmila Glinberg

Printed: 5-Sep-20 11:07 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
269	2	825 THE BRADLEY 3 BED ELEV B	2-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
23381	Note: Bonus of \$10,000.00 to be applied to the purchase price at time of decor appointment.			
*2 28847	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00	Each
23382	Note:			
*3 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
23383	Note:			
*4 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
23384	Note: Excluding Corner Cabinetry Where Applicable			

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

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

PURCHASER:

Evgeni Glinberg

05-Sep-20

DATE

PURCHASER:

Ludmila Glinberg

05-Sep-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____