



**Valecraft**  
Homes Ltd.

## **Welcome to Rathwell Landing**

Dear Chad Scott Douglas Kennedy & Kathryn Kennedy,

**RE: Rathwell Landing lot 268**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **September 24, 2020**.

You now have five (5) business days from **September 24, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 2, 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 15, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **November 12, 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**

<b><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Chad Scott Douglas Kennedy and Kathryn Kennedy
STREET	2168 Bingham St.
CITY, PROVINCE	Ottawa, ON.
POSTAL CODE	K1G 2V7
HOME PHONE	613.601.3385
WORK PHONE	613.580.2424
Cell Phone Purchaser (1)	613.601.3385
Cell Phone Purchaser (2)	613.410.4166
CIVIC	747 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	268
MODEL #	815
MODEL NAME	Hartin
DWELLING (MODEL#, ELEV, OPT)	815 Hartin "C"Rev"
ELEVATION	"C"
ORIENTATION	Reverse
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER base=Formula 4	\$629,090.00
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	9
CLOSING MONTH, YEAR	December, 2021
CLOSING DATE (MONTH DAY, YEAR)	December 9, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	Crystal Sun
STREET	1565 Carling Avenue, 4th Floor
CITY, PROVINCE	Ottawa, ON.
POSTAL CODE	K1Z 8R1
PHONE	(613) 236-9442 ext. 164
<b><u>SCHEDULE I</u></b>	
PURCHASER 1	Chad Scott Douglas Kennedy
HOME ADDRESS (STREET, CITY, POSTAL CODE)	2168 Bingham St. Ottawa, K1G 2V7
HOME PHONE	613.601.3385
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2465 Don Reid Dr, Ottawa, K1H 1E2
WORK PHONE	613.580.2424
OCCUPATION	Advanced Care Paramedic
ID TYPE	Passport
ID NUMBER	HG807733
PURCHASER 2	Kathryn Kennedy
HOME ADDRESS (STREET, CITY, POSTAL CODE)	2168 Bingham St. Ottawa, K1G 2V7
HOME PHONE	613.410.4166
WORK ADDRESS (STREET, CITY, POSTAL CODE)	774 Echo Dr. Ottawa, K1S 5N8
WORK PHONE	613.730.8177
OCCUPATION	Senior Marketing & Communications Specialist
ID TYPE	Drivers Licence
ID NUMBER	K2557-42708-86002
PART OF LOT(S)(singles)	268
PLACE SIGNED	Ottawa
SIGNING DAY	9
SIGNING MONTH	September
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	September 9, 2020
EMAIL ADDRESS (1)	kolsen32@gmail.com
EMAIL ADDRESS (2)	Kenn17402@gmail.com
DATE: September 3, 2020	



Internal B1A				
Rathwell Landing - Phase 2				
PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kennedy			Printed: 8-Sep-20 2:10 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
268	2	815 THE HARTIN ELEV C	9-Dec-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
21828	Note: <del>Has been applied in full.</del> Bonus of \$10,000.00 has been applied to the purchase price			
*2 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
21829	Note:			
*3 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
21830	Note: Excluding Corner Cabinetry Where Applicable			
*4 40620	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 5,695.00	Each
21832	Note: As per Schedule H			
*5 1101	1	- ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	*\$ 750.00	Each
21833	Note: <i>Approx. Centred between Sinks.</i>			
6 101144	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	\$ 4,194.00	Each
21834	Note: <i>* Stained* No price difference for this staircase (no hardwood landing) AS per Schedule H</i>			
7 101145	1	- STAIRS - UPPER - OAK VENEERED STRINGERS STAINED SAME COLOUR AS RAILING ON STAIRCASE	\$ 646.00	Each
21835	Note: <i>DELETE #7 STD PREPARE WITH DELETED</i>			
*8 63464	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,723.00	Each
21840	Note: <i>AS per Schedule H</i>			<i>Q1114-1 #8</i>
*9 63253	1	- MASTER BEDROOM - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - MASTER BEDROOM (13B)	*\$ 4,136.00	Each
22757	Note: ***C/W OPT ENSUITE LAYOUT*** <i>AS per Schedule H</i>			<i>Q1114-2 #10</i>
*10 63247	1	- BEDROOM 2 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 2 (14)	*\$ 3,104.00	Each
21837	Note: <i>AS per Schedule H</i>			<i>Q1114-2 #11</i>
*11 63248	1	- BEDROOM 3 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 3 (15)	*\$ 2,314.00	Each
21838	Note: <i>AS per Schedule H</i>			<i>Q1114-2 #12</i>
*12 63249	1	- BEDROOM 4 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 4 (16)	*\$ 2,958.00	Each
21839	Note: <i>AS per Schedule H</i>			<i>Q1114-2 #13</i>

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,114-1

InvoiceSQL.rpt 16May20

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

CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kennedy			Printed: 8-Sep-20 2:10 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
268	2	815 THE HARTIN ELEV C	9-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*13 92816	1	- RAILING - OAK TRADITIONAL POSTS, COLONIAL HANDRAILS & TRADITIONAL SPINDLES	* \$ 642.00
22758	Note:	AS per Schedule H ✓	Each Q1114-2 #14 ✓
*14 40660	1	- KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	* \$ 5,817.00
21842	Note:	AS per Schedule H ✓	Each Q1114-2 #15 ✓
15 83866	1	- ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 3 - ENSUITE BATHROOM - OPT 5PC	\$ 1,514.00
21843	Note:	AS per Schedule H ✓	Each ✓
*16 117036	1	- KITCHEN - UPGRADE STD CABINETY TO LEVEL 2 SERIES	* \$ 2,997.00
22765	Note:	As per Schedule H ✓✓	Each Q1114-3 #18 ✓
*17 117033	1	- KITCHEN - CABINETY - UPC9-2B - LEVEL 2 CABINETY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	* \$ 1,606.00
22761	Note:	Purchaser Acknowledges and accepts that Upper Kitchen cabinety upgraded wood doors will have center style AS per spec deleted to Schedule H.	Each Q1114-3 #21 ✓
18 54876	1	- ENSUITE BATH - BATHROOMS - ZITTA NICHE 12"X24"X3" STAINLESS STEEL	\$ 534.00
21846	Note:	Centred in the Shower / Hub wall. approx 48" from floor	Each ✓
19 56186	1	- KITCHEN SINK - FRANKE TECHNA TCX110-29 SINGLE BOWL STAINLESS STEEL UNDERMOUNT SINK	\$ 1,060.00
21848	Note:	Only available with Solid Surface Countertops	Each ✓
20	1	- BONUS - REFERRAL REWARD PROGRAM - CREDIT OF \$500.00	Ø
23568	Note:	Has been applied in full. <del>Bonus of \$500.00 has been applied</del> to the Purchase Price.	Each

121 Standard - Fireplace Hearth Deleted  
22 Purchasers acknowledge & accept the mudroom  
21 will be sunken due to grade (1 step down from hall)

Sub Total	\$39,690.00
HST	\$0.00
Total	\$39,690.00

\$39,044 ✓

Payment Summary	
Paid By	Amount
Total Payment:	

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

PREPARED BY: Victoria Hum  
LOCKED BY:  
PE 1,114-2  
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____





Valecraft  
Homes Ltd.



## Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

### HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

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

RL 268 received Bonus applied in full to the purchase price in lieu of cheque.

KL K O

### REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME, LAST NAME MEREDITH BOULAY		
CURRENT MAILING ADDRESS 688 PARADE DR		
CITY STITISVILLE	PROVINCE ON	POSTAL CODE K2S 0Z3
COMMUNITY RATHDALL	UNIT NUMBER NOT 241	CLOSING DATE
PHONE 613 818 3316	EMAIL ADDRESS MEREDITH-BOULAY@HOTMAIL.COM	
SIGNATURE MBoulay	DATE SIGNED SEPT 8/20	

PURCHASER (s)		
FIRST NAME, LAST NAME CHAD KENNEDY		
FIRST NAME, LAST NAME KATHY KENNEDY		
COMMUNITY RATHDALL	UNIT NUMBER 268	CLOSING DATE DEC 9/21
NEW ADDRESS 747 PARADE DR.	POSTAL CODE K2S 0Z6	
PHONE 613 601 3385	EMAIL ADDRESS KOLSEN32@gmail.com	
SIGNATURE [Signature]	DATE SIGNED SEP 9/20	

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED September 24, 2020	HEAD OFFICE APPROVAL [Signature]

\*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential 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. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes Ltd reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.