



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Dear Youssef Araj,

RE: Rathwell Landing lot 267

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 7, 2020**.

You now have five (5) business days from **October 12, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 19, 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 29, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **November 26, 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)	Youssef Araj
STREET	50 Parkglen Drive,
CITY, PROVINCE	Nepean, ON.
POSTAL CODE	K2G 3G8
HOME PHONE	343.987.0064
WORK PHONE	343.987.0064
Cell Phone Purchaser (1)	343.987.0064
Cell Phone Purchaser (2)	
CIVIC	745 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	267
MODEL #	830
MODEL NAME	Butler
DWELLING (MODEL#, ELEV, OPT)	830 Butler "B"STD"
ELEVATION	"B"
ORIENTATION	Standard
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER base=Formula 4	\$635,400.00
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	14
CLOSING MONTH, YEAR	December, 2021
CLOSING DATE (MONTH DAY, YEAR)	December 14, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Mark Habib
STREET	16-2450 Lancaster Road
CITY, PROVINCE	Ottawa, ON.
POSTAL CODE	K1B 5N3
PHONE	(613) 820-8888
<u>SCHEDULE I</u>	
PURCHASER 1	Youssef Araj
HOME ADDRESS (STREET, CITY, POSTAL CODE)	50 Parkglen Drive, Nepean, K2G 3G8
HOME PHONE	343.987.0064
WORK ADDRESS (STREET, CITY, POSTAL CODE)	100 Castlefrank Rd. Kanata, K2L 2V6
WORK PHONE	343.987.0064
OCCUPATION	Director of Operations
ID TYPE	Drivers Licence
ID NUMBER	A7162-79008-91531
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)	267
PLACE SIGNED	Ottawa
SIGNING DAY	6
SIGNING MONTH	September
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	September 6, 2020
EMAIL ADDRESS (1)	iamyouworldwide@hotmail.com
EMAIL ADDRESS (2)	arajiyounis@gmail.com
DATE: September 3, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing
Reg'd Plan #: 4M-1589
Name(s): Youssef Araji
Name(s):

LOT NO: 267
MODEL: 830 Butler "B"STD"

BASE PRICE: \$615,900.00

ELEVATION: \$7,000.00

LOT PREMIUM: \$12,500.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$7,931.00

CREDITS: -\$7,931.00

SUBTOTAL: \$19,500.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$635,400.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$635,400.00

PURCHASER OFFER : \$635,400.00

DIFFERENCE:

\$3,000 Loyalty Bonus

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$583,539.82
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$635,400.00
	ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

*EXPECTED DATE OF CLOSING:

December 14, 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: September-03-20 8:15 PM
To: Rathwell Landing
Cc: 'vehum3@hotmail.com'
Subject: Re:Lot 267

Yes

Sent from my Huawei phone

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

From: Rathwell Landing <rathwelllanding@valecraft.com>
Date: Thu., Sep. 3, 2020, 8:13 p.m.
To: Frank Nieuwkoop <frank@valecraft.com>
Cc: "'vehum3@hotmail.com'" <vehum3@hotmail.com>
Subject: Lot 267
Hi Frank

→ referring to Yannis

Purchaser is a past homeowner and would like you to agreed to 3000 loyalty bonus instead of just the \$1000 referral as his brother is signing the paperwork alone .

Please review and advise as he is coming Sunday to sign instead of tues sept 15,

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: Youssef Araji ✓✓

Printed: 6-Sep-20 11:48 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
267 ✓	2 ✓	830 THE BUTLER ELEV B ✓	14-Dec-21 ✓

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523 23432	1 -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00 (Total of \$4,931 has been applied to the purchase price). Note: Remaining Bonus of \$5,069.00 to be applied to the purchase price at time of decor appointment ✓	\$ 0.00	Each ✓
2 23433	1 -	LOYALTY BONUS - DECOR CENTER CREDIT OF \$3,000.00 Note: Has been applied in full. Bonus of \$3,000.00 has been applied to the purchase price	0	Each
*3 28847 23434	1 -	STANDARD - FIREPLACE HEARTH DELETED Note:	\$ 0.00	Each ✓✓
*4 90189 23435	1 -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each ✓✓
*5 90188 23436	1 -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each ✓✓
6 116518 23442	1 -	KITCHEN - GAS PIPING - MAIN FLOOR - FOR COOKTOP - AS PER SKETCH Schedule H Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes	\$ 475.00	Each ✓✓
7 28761 23443	1 -	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION location Note: DOES NOT INCLUDE CONNECTION, AS per Sel. H	\$ 255.00	Each ✓✓
*8 101176 23444	1 -	STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: AS Per Schedule H. Does not incl. 1/2 stair to Basement	*\$ 4,920.00	Each ✓✓ Q1157-1 \$5
*9 28685 23445	1 -	ENSUITE BATH - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES See #10 Per Note: Does not include Shower door AS Per Schedule H ✓	*\$ 1,179.00	Each ✓✓ Q1157-1 \$6
10 28705 23446	1 -	ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS Note: AS per Schedule H ✓	\$ 1,102.00	Each ✓✓

Sub Total	\$7,931.00
HST	\$0.00
Total	\$7,931.00

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASER: Youssef Araj

Printed: 6-Sep-20 11:48 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
267	2	830 THE BUTLER ELEV B	14-Dec-21

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: Youssef Araj06-Sep-20
DATE

VENDOR: PER: Valecraft Homes Limited

DATE:

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,164-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: