



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Dear Kristina Alessandra Musca and Sebastian Dawid Pawlak,

RE: Rathwell Landing lot 237

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 19, 2020**.

You now have five (5) business days from **October 20, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 27, 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 **November 11, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **November 24, 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,

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Kristina Alessandra Musca and Sebastian Dawid Pawlak
STREET	1532 Valmarie Av.
CITY, PROVINCE	Ottawa, ON.
POSTAL CODE	K2C 1V8
HOME PHONE	613.327.9441
WORK PHONE	343.548.0817
Cell Phone Purchaser (1)	613.327.9441
Cell Phone Purchaser (2)	613.262.8110
CIVIC	672 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	237
MODEL #	810
ELEVATION	"B"
MODEL NAME	Kemp
ORIENTATION	Standard 3Bdrm
DWELLING (MODEL#, ELEV, OPT)	810 "B" Kemp Standard 3Bdrm
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER	\$564,582.00
Purchaser Offer INVESTMENT	
CLOSING DAY	15 17
CLOSING MONTH, YEAR	December February, 2022
CLOSING DATE (MONTH DAY, YEAR)	December 15 February 17, 2022
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	Kristina Alessandra Musca
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1532 Valmarie Av. Ottawa, K2C 1V8
HOME PHONE	613.327.9441
WORK ADDRESS (STREET, CITY, POSTAL CODE)	269 Laurier Ave. W., Ottawa, K1A 0P8
WORK PHONE	343.548.0817
OCCUPATION	Policy Advisor - Public Safety Canada
ID TYPE	Drivers Licence — Passport
ID NUMBER	M9426-43719-06003 — AK223872
BIRTH DATE	October 3, 1990
PURCHASER 2	Sebastian Dawid Pawlak
HOME ADDRESS (STREET, CITY, POSTAL CODE)	2005-445 Laurier Ave. W., Ottawa, K1R 0A2
HOME PHONE	613.262.8110
WORK ADDRESS (STREET, CITY, POSTAL CODE)	100 Colonnade Rd., Nepean, K2E 7M3
WORK PHONE	613.297.0996
OCCUPATION	Senior Advisor - Public Health Agency of Canada
ID TYPE	Drivers Licence
ID NUMBER	P0935-69528-61027
BIRTH DATE	October 27, 1986
PART OF LOT(S)(singles)	237
PLACE SIGNED	Ottawa
SIGNING DAY	27
SIGNING MONTH	September
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	September 27, 2020
EMAIL ADDRESS (1)	kmusc020@uottawa.ca
EMAIL ADDRESS (2)	sdpawlak@gmail.com
DATE: September 16, 2020	

SUMMARY OF PRICING		DATE:	
PROJECT: Rathwell Landing		LOT NO: 237	
Reg'd Plan #: 4M-1589		MODEL: 310 "B" Kemp Standard 3Bdrm	
Name(s): Kristina Alessandra Musca			
Name(s): Sebastian Dawid Pawlak			
		BASE PRICE: \$549,900.00	
		ELEVATION: \$6,500.00	
		LOT PREMIUM:	
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES: \$18,182.00	
		CREDITS: -\$10,000.00	
		SUBTOTAL: \$14,682.00	
		TOTAL: \$564,582.00	
		PURCHASER OFFER : \$564,582.00	
		DIFFERENCE: 7	
PURCHASER OFFER HST BREAKDOWN			
	OFFER PRICE EXCLUDING HST:	HST Formula 4	509,718.50 \$520,869.03
COMMENTS:			
*EXPECTED DATE OF CLOSING:		Febraury 17, 2022	
1455 YOUNVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901			

Internal B1A

Rathwell Landing - Phase 1

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak ✓

Printed: 27-Sep-20 1:16 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
237 ✓	1 ✓	810 THE KEMP 3 BED ELEV B ✓	15-Dec-21 20-Jan-22 ✓

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523 24418	1 -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Has been applied in full Bonus of \$10,000.00 has been applied to the purchase price <i>in full</i>	\$ 0.00	Each ✓✓
*2 28847 24419	1 -	STANDARD - FIREPLACE HEARTH DELETED Note:	\$ 0.00	Each ✓✓
*3 90189 24420	1 -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each ✓✓
*4 90188 24421	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 ✓✓
5 29014 24422	1 -	KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required <i>As per sch. H</i>	\$ 353.00	Each ✓✓
6 111286 24423	1 -	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR . INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS Note: Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department <i>As per Sch. H</i>	\$ 535.00	Each ✓✓
7 39917 24424	1 -	ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH 2 SINKS AND SHOWER IN LIEU OF TUB IN BUILDERS STANDARD SELECTIONS Note: As per Schedule H ✓✓	\$ 5,332.00	Each ✓✓
8 92612 24425	1 -	RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES Note: <i>As per Schedule H</i> ✓	\$ 2,500.00	Each ✓ <i>Q11652 #14</i>
*9 117069 24426	1 -	STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" STAINED HARDWOOD ON LANDING <i>AS per Schedule H</i> ✓ 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.	*\$ 5,158.00	Each ✓ <i>Q11652 #16</i>
10 111450 24427	1 -	FLAT CEILING IN WHOLE HOUSE Note: Does not include additional basement areas	\$ 2,486.00	Each ✓✓
11 90815 24428	1 -	GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH <i>Schedule H</i> ✓ Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes	\$ 475.00	Each ✓✓
12 28994 24429	1 -	WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H. ✓ Note: Subject to limiting distance at side yard as per Current Building Code	\$ 1,343.00	Each ✓✓

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,188-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 1

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

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237	1	810 THE KEMP 3 BED ELEV B	15-Dec-21 20-Jan-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$18,182.00
HST	\$0.00
Total	\$18,182.00

Payment Summary

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

PURCHASER:

Kristina Alessandra Musca

27-Sep-20

DATE

PURCHASER:

Sebastian Dawid Pawlak

27-Sep-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE: