



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Dear Tishan T. Clarke & Yang Rebecca Liu,

RE: Rathwell Landing lot 292

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 21, 2020**.

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

On or before **October 22, 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 12, 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)	Tishan T. Clarke and Yang Rebecca Liu	✓✓
STREET	80 Friendly Cres.	✓✓
CITY, PROVINCE	Stittsville, ON.	✓✓
POSTAL CODE	K2S 2B5	✓✓
HOME PHONE	343.202.3901	
WORK PHONE	343.202.3901	
Cell Phone Purchaser (1)	343.202.3901	
Cell Phone Purchaser (2)	613.462.6876	
CIVIC	171 Hickstead Way	✓✓
AGREEMENT BLOCK#		
PLAN	4M-1589	✓✓
LOT (BUILDER'S LOT/UNIT)	292	✓✓
MODEL #	1030	✓✓
ELEVATION	"A"	✓✓
MODEL NAME	Nash	✓✓
ORIENTATION	Standard	✓✓
DWELLING (MODEL#, ELEV, OPT)	1030 "A" Nash Standard	✓✓
PHASE		
PROJECT	Rathwell Landing	✓
SCHEDULES		
PURCHASER OFFER	\$648,400.00	
Purchaser Offer INVESTMENT		
CLOSING DAY	25	✓
CLOSING MONTH, YEAR	November, 2021	✓
CLOSING DATE (MONTH DAY, YEAR)	November 25, 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 I</u>		
PURCHASER 1	Tishan T. Clarke	✓✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	80 Friendly Cres. Stittsville, K2S 2B5	✓✓
HOME PHONE	343.202.3901	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	80 Friendly Cres. Stittsville, K2S 2B5	
WORK PHONE	343.202.3901	
OCCUPATION	I.T. Consultant	
ID TYPE	Drivers Licence	✓
ID NUMBER	C5087-74488-61222	✓✓
BIRTH DATE	December 22, 1986	✓✓
PURCHASER 2	Yang Rebecca Liu	✓✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	80 Friendly Cres. Stittsville, K2S 2B5	✓✓
HOME PHONE	613.462.6876	
WORK ADDRESS (STREET, CITY, POSTAL CODE)		
WORK PHONE	613.462.6876	
OCCUPATION	330 Sparks St. Ottawa, K1A 0N5	
ID TYPE	Drivers Licence	✓✓
ID NUMBER	L4741-78978-75426	✓✓
BIRTH DATE	April 26, 1987	✓✓
PART OF LOT(S)(singles)	292	✓
PLACE SIGNED	Ottawa	
SIGNING DAY	18	
SIGNING MONTH	October	
SIGNING YEAR	2020	
SIGNING DATE (MONTH DAY, YEAR)	October 18, 2020	
EMAIL ADDRESS (1)	ttdc6902@outlook.com	
EMAIL ADDRESS (2)	rliu87@gmail.com	
DATE: September 16, 2020		

SUMMARY OF PRICING				DATE:	
PROJECT: Rathwell Landing		LOT NO: 292			
Reg'd Plan #: 4M-1589		MODEL: 1030 "A" Nash Standard			
Name(s): Tishan T. Clarke					
Name(s): Yang Rebecca Liu					
		BASE PRICE:		\$639,900.00	
		ELEVATION:		\$8,500.00	
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$1,334.00	
		CREDITS:		-\$1,334.00	
		SUBTOTAL:		\$8,500.00	
		TOTAL:		\$648,400.00	
		PURCHASER OFFER :		\$648,400.00	
		DIFFERENCE:			
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$595,044.25
COMMENTS:					
*EXPECTED DATE OF CLOSING:				November 25, 2021	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A
Rathwell Landing - Phase 2

PURCHASERS: Tishan T. Clarke and Yang Rebecca Liu ✓

Printed: 18-Oct-20 12:07 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
292	2	1030 THE NASH ELEV A ✓	25-Nov-21 ✓

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1	1	- Loyalty \$3,000. bonus	\$ 0.00	Each
23494		Note: \$1,343.00 has been applied against the Purchase price. Remaining Bonus of \$1,657.00 to be applied to the purchase price at time of colour selections		
*2	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
87523				
23495		Note: Bonus of \$10,000.00 to be taken at time of colour selections		
*3	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00	Each
28847				
23496		Note:		
*4	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
90189				
23497		Note:		
*5	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
90188				
23498		Note: Excluding Corner Cabinetry Where Applicable		
6	1	- WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H. ✓	\$ 1,343.00	Each
28994				
25093		Note: Subject to limiting distance at side yard as per Current Building Code		

7. Retaining walls (as attached)

N/C

Sub Total	\$1,343.00
HST	\$0.00
Total	\$1,343.00

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

PURCHASER: _____ 18-Oct-20
Tishan T. Clarke DATE

VENDOR: _____
PER: Valecraft Homes Limited

PURCHASER: _____ 18-Oct-20
Yang Rebecca Liu DATE

DATE: _____

PREPARED BY: Victoria Hum
LOCKED BY:
PE 1,167-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Valecraft
Homes Ltd.



Loyalty Rewards Program



Enjoy a \$3,000 décor bonus if you've already lived in and loved a new Valecraft home.

At Valecraft Homes, we believe in showing our appreciation to our repeat customers. As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Loyalty Reward Program gives you the opportunity to upgrade your next new Valecraft home.

If you purchase a new Valecraft home, you'll receive a \$3,000 décor bonus as a thank you.

HOW IT WORKS:

To qualify for the Loyalty Rewards Program, you must:

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

LOYALTY FORM

To apply for the Loyalty Rewards Program, fill in the form below and submit it to a Valecraft Homes Sales Consultant.

PURCHASER (s)		
FIRST NAME, LAST NAME Tishan		
FIRST NAME, LAST NAME Clarke		
CURRENT MAILING ADDRESS 80 Friendly Cres		
CITY Stittsville	PROVINCE ON	POSTAL CODE K2S 2B5
UNIT NUMBER 292	COMMUNITY Rathwell Landing	
PHONE 343 202 3901	EMAIL ADDRESS ttdc6902@outlook.com	
SIGNATURE 	DATE SIGNED	

PREVIOUS VALECRAFT ADDRESS	
CIVIC ADDRESS 104 Hickstead Way	
UNIT NUMBER 280	COMMUNITY Rathwell Landing

OFFICE USE ONLY	
DATE COMPLETED October 18, 2020	SALES CONSULTANT Victoria S. Hu
DATE COMPLETED October 21, 2020	HEAD OFFICE APPROVAL

*Terms and conditions: Welcome back! We appreciate your loyalty to Valecraft Homes Ltd. Please enjoy a \$3,000 design centre bonus to enhance your next experience. 1) To be eligible, you must currently own and reside in a new Valecraft home. That includes any Valecraft home community, not only the one you are interested in. 2) Homeowners need to register on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3) During the first visit, a guest registration card and a loyalty program form must be filled out in its entirety. 4) Following registration, the 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. 5) Broker referrals do not apply in conjunction with the loyalty program. 6) Homeowners would receive an additional \$3,000 décor bonus, to be indicated on the original agreement of purchase and sale, and applied to the final total of the home including taxes. 7) The loyalty program includes all applicable taxes at a rate of 5.2%. 8) Valecraft Homes Ltd. reserves the right to alter or cancel the loyalty program in whole or in part, and at any time, at their sole and absolute discretion.