



Welcome to Rathwell Landing

Dear Andrew P. Simpson,

RE: Rathwell Landing lot 270

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **November 3, 2020.**

You now have five (5) business days from **November 3, 2020** to obtain your Lawyer's & Financing approvals.

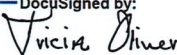
On or before **November 11, 2020** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **November 18, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **December 2, 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,

DocuSigned by:

B66AFC94F0B9401...

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Andrew P. Simpson
STREET	850 Adencliffe Dr.,
CITY, PROVINCE	Orleans, ON.
POSTAL CODE	K4A 2M9
HOME PHONE	613.402.4565
WORK PHONE	613-853-5605
Cell Phone Purchaser (1)	613.853.5605
Cell Phone Purchaser (2)	
CIVIC	751 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	270
MODEL #	801
ELEVATION	"A"
MODEL NAME	Sharpley
ORIENTATION	Reverse
DWELLING (MODEL#, ELEV, OPT)	801 "A" Sharpley Reverse
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	"B1-A","C-1","H","O","W2"
PURCHASER OFFER	\$544,261.00
Purchaser Offer INVESTMENT	
CLOSING DAY	26
CLOSING MONTH, YEAR	October, 2021
CLOSING DATE (MONTH DAY, YEAR)	October 26, 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	Andrew P. Simpson
HOME ADDRESS (STREET, CITY, POSTAL CODE)	850 Adencliffe Dr., Orleans, K4A 2M9
HOME PHONE	613.402.4565
WORK ADDRESS (STREET, CITY, POSTAL CODE)	925 Belfast Rd. Ottawa, K1G 0Z4
WORK PHONE	613.853.5605
OCCUPATION	City of Ottawa
ID TYPE	Drivers Licence
ID NUMBER	S4447-04276-10318
BIRTH DATE	March 18, 1961
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	270
PLACE SIGNED	Ottawa
SIGNING DAY	
SIGNING MONTH	October
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	itgoesss@hotmail.com
EMAIL ADDRESS (2)	simpsonrk@outlook.com
DATE: September 16, 2020	

SUMMARY OF PRICING

DATE:

PROJECT: Rathwell Landing

LOT NO: 270

Prop'd Plan #: 4M-1589

MODEL: 801 "A" Sharpley Reverse

Name(s): Andrew P. Simpson

NAME(s):

BASE PRICE:

\$529,900.00

ELEVATION:

\$6,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES:

\$20,861.00

CREDITS:

-\$13,000.00

SUBTOTAL:

\$14,361.00

TOTAL:

\$544,261.00

PURCHASER OFFER :

\$544,261.00

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$502,885.84
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COMMENTS:

EXPECTED DATE OF CLOSING:

October 26, 2021

Rathwell Landing

From: Frank Nieuwkoop
Sent: Sunday, October 04, 2020 5:04 PM
To: Rathwell Landing
Subject: Re:FW:RL 270 - Confirmation of Deposit

Yes

Sent from my Huawei phone

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

From: Rathwell Landing <rathwelllanding@valecraft.com>
Date: Sun., Oct. 4, 2020, 4:06 p.m.
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: FW:RL 270 - Confirmation of Deposit
Hi Frank,

Could you approve/confirm this for Rimpi's deal on Lot 270?

To be added as an Amendment to the APS.

Thanks
Victoria

From: RK Simpson <simpsonrk@outlook.com>
Sent: October-04-20 2:25 PM
To: Rathwell Landing <rathwelllanding@valecraft.com>
Subject: Confirmation of Deposit

Hi Victoria,

Just wanted to let you know, in my conversation with Frank he agreed to a full refund of \$50k deposit should we not be able to secure financing for the purchase of this Sharpley on lot #270.

Thank you,
Rimpi

Internal B1A

Rathwell Landing - Phase 2

PURCHASER: Andrew P. Simpson

Printed: 21-Oct-20 10:09 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
270		2	801 THE SHARPLEY ELEV A	26-OCT-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
25099		Note: Has been applied in full. Bonus of \$10,000.00 has been applied in full to the purchase price		
2	1	- BONUS - LOYALTY BONUS OF \$3,000.00	\$ 0.00	Each
25100		Note: Note: Loyalty bonus has been applied in full against the Purchase price.		
*3 28847	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00	Each
25101		Note:		
*4 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
25102		Note:		
*5 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
25103		Note: Excluding Corner Cabinetry Where Applicable		
6 111562	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD CABINETRY AND BACKSPLASH	\$ 150.00	Each
24022		Note: As per Schedule H & Kitchen Sketch		
7 99671	1	- GARAGE - GARAGE DOOR - UPGRADE TO 10 x 8 MID-AMERICA/REGAL INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING	\$ 1,921.00	Each
24023		Note:		
*8 117061	1	- KITCHEN - COUNTERTOP - FLUSH BREAKFAST BAR - STD SERIES - KITCHEN OPT 1 LAYOUT	*\$ 778.00	Each
24024		Note: AS per Kitchen Sketch & Schedule H		6950-1 #8
9 28245	1	- KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 625.00	Each
24025		Note: AS per Sketch, Installed on left side of stove.		
*10 28685	1	- ENSUITE BATH - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	*\$ 1,179.00	Each
24029		Note: Does not include Shower door AS per Schedule H		
11 28705	1	- ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,102.00	Each
24540		Note:		
12 28528	1	- GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT C/W WALL SWITCH FOR FAN	\$ 356.00	Each
24496		Note:		

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 950-1

invoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASER: Andrew P. Simpson

Printed: 21-Oct-20 10:09 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
270		2	801 THE SHARPLEY ELEV A	26-OCT-21	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
13 29147	1	- FLAT CEILING IN WHOLE HOUSE (BUNGALOW)		\$ 1,356.00	Each
24497	Note: Does not include additional basement areas				✓
14 29144	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE		\$ 577.00	Each
24498	Note:				✓
*15 1101	1	- ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)		*\$ 749.00	Each
24499	Note: master ensuite as per schedule H ✓ See #21 located closest to toilet ✓				✓ Q950-2 #15
*16 117093	1	- OPTIONAL OPEN STAIRS TO BASEMENT C/W VESTIBULE AT BASEMENT AREA (WHEN FINISHED REC ROOM IS NOT TAKEN)		*\$ 3,335.00	Each
24938	Note: As per Schedule H ✓				✓ Q950-3 #24
*17 117082	1	- GREAT ROOM - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES INCLUDING OPEN STAIRCASE TO BASEMENT		*\$ 2,324.00	Each
24709	Note: AS per Schedule H ✓				✓ Q950-3 #18
*18 78604	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS		*\$ 3,670.00	Each
24705	Note: AS per Schedule H ✓				✓ Q950-3 #19
19	1	- BEDROOM 2 - DELETE CLOSET		\$ 0.00	Each
24670	Note: ***NO CREDIT***DOORS TO BE SUPPLIED AND LEFT IN BASEMENT*** AS per Schedule H ✓				✓ Q950-3 #22
20 90815	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH		\$ 475.00	Each
24714	Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes ✓				✓ Sel it
*21 28249	2	- ENSUITE BATH - LOWER CABINETS - VANITY, COUNTER TOP & MIRROR - PER LINEAR FOOT, STANDARD CABINETRY		*\$ 678.00	Each
24715	Note: as per schedule H ✓				✓ Q950-3 #21
*22 78291	1	- KITCHEN - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN		*\$ 1,119.00	Each
24779	Note: AS per Schedule H ✓				✓ Q950-3 #22
*23 117053	1	- KITCHEN - LOWER CABINETS - ISLAND LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY		*\$ 317.00	Each
24939	Note: As per Sketch ✓ Towards Great Room. Purchaser acknowledges island no longer in window/stove wall				✓ OK by cabs
24	1	- KITCHEN - kitchen - switch the placement of the cabinet with the fridge so the fridge is not by the walk in pantry and add a wall to enclose the fridge approx 32" as per schedule H ✓		\$ 150.00	Each
24940	Note: deep. at end of cabinetry ✓				✓ OK by cabs

Vendor Initials: Purchaser Initials:

PREPARED BY: Victoria Hum

LOCKED BY:

PE 950-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A

Rathwell Landing - Phase 2

PURCHASER: Andrew P. Simpson

Printed: 20-Oct-20 2:32 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
270	2	801 THE SHARPLEY ELEV A	26-OCT-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$20,861.00
HST	\$0.00
Total	\$20,861.00

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

PURCHASER: Andrew P. Simpson20-Oct-20DATE

VENDOR:PER: Valecraft Homes Limited

DATE:

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 appreciating 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 you next new Valecraft home.

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

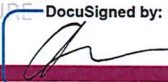
HOW IT WORKS:

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 Simpson		
FIRST NAME, LAST NAME Andrew		
CURRENT MAILING ADDRESS 850 Adencliffe Dr.,		
CITY Ottawa	PROVINCE ON	POSTAL CODE K4A 2M9
UNIT NUMBER 270	COMMUNITY Rathwell Landing	
PHONE 613.402.4565	EMAIL ADDRESS itgoesss@hotmail.com	
SIGNATURE DocuSigned by:  957BAD6ADD794E1...		DATE SIGNED November 3, 2020

PREVIOUS VALECRAFT ADDRESS	
CIVIC ADDRESS 1218 Cavallo St.	
UNIT NUMBER F-34	COMMUNITY Rathwell Landing

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED November 3, 2020	HEAD OFFICE APPROVAL DocuSigned by:  B66AFC94F0B9401...

*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 an absolute discretion.