



Welcome to Place St. Thomas 5

Dear Georgia Gabriel-John & Bernard Mark John,

RE: Place St. Thomas 5 Lot 6

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **November 10, 2020**.

You now have five (5) business days from **November 11, 2020** to obtain your Lawyer's & Financing approvals.

On or before **November 18, 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 **December 2, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **December 16, 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 613-370-0288.

Sincerely,

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Georgia Gabriel-John & Bernard Mark John
STREET	207 Losino Crescent
CITY, PROVINCE	Stittsville, Ontario
POSTAL CODE	K2V 0A3
HOME PHONE	613-836-1065
WORK PHONE	343-572-1417
Cell Phone Purchaser (1)	613-986-0648
Cell Phone Purchaser (2)	613-979-0648
CIVIC	936 Lucerne Drive
AGREEMENT BLOCK#	
PLAN	50M-xxx- 50M-348
LOT (BUILDER'S LOT/UNIT)	6
MODEL #	1010
ELEVATION	A
MODEL NAME	Ferris
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	1010 A Ferris Standard
PHASE	5
PROJECT	PLACE ST THOMAS 5
SCHEDULES	
PURCHASER OFFER	\$534,732.00
Purchaser Offer INVESTMENT	
CLOSING DAY	2
CLOSING MONTH, YEAR	November, 2021
CLOSING DATE (MONTH DAY, YEAR)	November 2, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	14,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Stephanie Simard
STREET	11 Holland Street, Suite 300
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1Y 4S1
PHONE	613-369-0385 / 613-850-5885
<u>SCHEDULE T</u>	
PURCHASER 1	Georgia Gabriel-John
HOME ADDRESS (STREET, CITY, POSTAL CODE)	207 Losino Cres., Stittsville ON K2V0A3
HOME PHONE	613-986-0648
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2215 Gladwin Cres., Ottawa ON K1B4K9
WORK PHONE	343-572-1417
OCCUPATION	Senior Programs Officer
ID TYPE	Driver's Licence
ID NUMBER	G0020-27807-26123
BIRTH DATE	
PURCHASER 2	Bernard Mark John
HOME ADDRESS (STREET, CITY, POSTAL CODE)	3 Baneberry Cres., Kanata ON K2L 2Y3
HOME PHONE	613-979-0648
WORK ADDRESS (STREET, CITY, POSTAL CODE)	140 O'Conner St., Otatwa ON K1A 0R5
WORK PHONE	343-550-2159
OCCUPATION	Compensation Advisor
ID TYPE	Driver's Licence
ID NUMBER	J6168-08566-40426
BIRTH DATE	
PART OF LOT(S)(singles)	6
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	ggjohn@icloud.com
EMAIL ADDRESS (2)	bmjohn75@yahoo.com
DATE: September 17, 2020	

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 5
Reg'd Plan #: 50M-xxx
Name(s): Georgia Gabriel-John
Name(s): Bernard Mark John

LOT NO: 6
MODEL: 1010 A Ferris Standard

BASE PRICE: \$479,900.00

ELEVATION: \$9,000 \$8,000.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$56,832.00

CREDITS: -\$10,000.00

SUBTOTAL: \$55,832 \$54,832.00

TOTAL: \$535,732 \$534,732.00
PURCHASER OFFER: \$535,732 \$534,732.00
DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to purchase price. -\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST: HST Formula 4 \$495,338.00 \$494,453.10

COMMENTS:

*EXPECTED DATE OF CLOSING: November 2, 2021

GG Bm

H/O COPY.

Internal B1A
Place St. Thomas - Phase 5

PURCHASERS: Georgia Gabriel-John and Bernard Mark John

Printed: 24-Oct-20 10:11 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	5	1010 THE FERRIS ELEV A	2-Nov-21
ITEM OR EXTRA CHANGE		PRICE	UNIT/VAL
*1 87529	1 - - BONUS - DECOR CENTER CREDIT OF \$10,000.00	\$ 0.00	Each
25197	Note: Decor Bonus of \$10,000.00 has been applied in full to the purchase price.		
*2 90162	1 - KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
25198	Note:		
*3 90161	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
25199	Note: Excluding Corner Cabinetry Where Applicable		
*4 2032	1 - BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 18,369.00	Each
25200	Note: - Basement as per Schedule H. - Includes 1/2 basement staircase finished with builders standard carpet.	Q1154-1 #2	
5 2029	1 - BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	\$ 10,142.00	Each
25201	Note: Basement Bathroom with tub/shower combo as per Schedule H.	Q1154-1 #3	BST
6 850	1 - BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	\$ 1,034.00	Each
25202	Note: - Subject to limiting distance at side yard as per Current Building Code. - Basement as per Schedule H.	Q1154-1 #6	BST
*7 117097	1 - - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" STAINED HARDWOOD ON LANDING	*\$ 5,417.00	Each
25203	Note: AS Per Schedule H - 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.	Q1154-2 #11	
*8 61591	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,867.00	Each
25204	Note: AS per Schedule H - 3 1/4" Stained Oak Hardwood. - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway.	Q1154-2 #14	
*9 61589	1 - MASTER BEDROOM - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - MASTER BEDROOM (13)	*\$ 5,359.00	Each
25205	Note: Master Bedroom as per Schedule H.	Q1154-3 #15	
*10 61583	1 - BEDROOM 3 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 3 (15)	*\$ 2,912.00	Each
25206	Note: Bedroom #3 as per Schedule H.	Q1154-3 #17	
11 ★	1 - ENSUITE BATH - Supply & Install 2nd Sink, Faucet, Mirror & Light in Ensuite Bathroom Vanity. Builders Standard Selections.	\$ 1,232.00	Each
25207	Note: - Ensuite Bathroom as per Schedule H.	Q1154-8 #58	
*12 105	3 - ENSUITE BATH - LOWER CABINETS - LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY	*\$ 933.00	
25208	Note: - Ensuite Bathroom as per Schedule H. - Approximate 3 foot extension.	Q1154-8 #56	

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,212-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 5

PURCHASERS: Georgia Gabriel-John and Bernard Mark John

Printed: 24-Oct-20 10:11 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	5	1010 THE FERRIS ELEV A	2-Nov-21
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL
*13 1101	1 - ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	*\$ 750.00	Each
25209	Note: - Approximately centered between 2 sinks in Ensuite bathroom vanity. AS Per Sched. H	Q1154-3 #13	
*14 875	1 - ENSUITE BATH - CABINETRY - ADD RECESSED MEDICINE CABINET BUILDERS STANDARD	*\$ 288.00	Each
25210	Note: - Ensuite Bathroom as per Schedule H. Purchasers acknowledge & accept the Medicine Cabinet will be installed above electrical switches & receptacles. - On wall next to ensuite bathroom main door.	Q1154-4 #23	
*15 90826	1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - STD SERIES CABINETRY	*\$ 175.00	Each
25211	Note: Kitchen as per Schedule H.	Q1154-4 #27	
16	1 - KITCHEN - Supply & Install UPC9-2B. Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead. Standard Level Cabinetry.	\$ 1,065.00	Each
25240	Note: - Upgraded 42" wood doors will have center style.	Q1154-7 #54	
*17 100	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER BEHIND FRONT DOORS (Located in Island)	*\$ 623.00	Each
25212	Note: Kitchen as per Schedule H. Kitchen sketches	Q1154-5 #32	
18 871	1 - KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 75.00	Each
25213	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Q1154-5 #36	BST
*19 56290	1 - KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN	*\$ 5,683.00	Each
25214	Note: - Kitchen Countertop Including Island with Flush Breakfast Bar as per Schedule H. Kitchen Sketch	Q1154-5 #33	
*20 113366	1 - GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 833.00	Each
25215	Note: Not available through retail outlets/professionally installed to MNF Specs	Q1154-7 #48	
21 1012	1 - GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	\$ 75.00	Each
25216	Note:	Q1154-5 #36	BST

22 STANDARD - FIREPLACE HEARTH DELETED NIC
23 PURCHASERS ACKNOWLEDGE & ACCEPT SHELF & ROD IN MASTER BEDROOM W.I.C WILL BE REDUCED TO ACCOMMODATE THE DOOR.

Sub Total	\$56,832.00
HST	\$0.00
Total	\$56,832.00

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,212-2

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Vendor Initials: _____

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____