



Welcome to Place St. Thomas 5

Dear Babatunde Temidire,

RE: Place St. Thomas 5 Lot 3

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **December 17, 2020.**

You now have five (5) business days from **December 18, 2020** to obtain your Lawyer's & Financing approvals.

On or before **December 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 **January 8, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **January 22, 2021** 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,

Emma Cooper

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Babatunde Temidire
STREET	942 Verbena Crescent
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1T 3T8
HOME PHONE	613-738-1735
WORK PHONE	613-407-8370
Cell Phone Purchaser (1)	613-407-8370
Cell Phone Purchaser (2)	
CIVIC	924 Lucerne Drive
AGREEMENT BLOCK#	
PLAN	50M-348
LOT (BUILDER'S LOT/UNIT)	3
MODEL #	1030
ELEVATION	"A"
MODEL NAME	Nash
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	1030 "A" Nash Standard
PHASE	5
PROJECT	PLACE ST THOMAS 5
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$596,075.00
Purchaser Offer INVESTMENT	
CLOSING DAY	14
CLOSING MONTH, YEAR	December, 2021
CLOSING DATE (MONTH DAY, YEAR)	December 14, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	10,000
DEPOSIT 3)	14,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Babatunde Temidire
HOME ADDRESS (STREET, CITY, POSTAL CODE)	942 Verbena Cres., Ottawa ON K1T 3T8
HOME PHONE	613-738-1735
WORK ADDRESS (STREET, CITY, POSTAL CODE)	180 Kent St., Ottawa ON K1A 0P7
WORK PHONE	613-407-8370
OCCUPATION	Senior Procurement Officer
ID TYPE	Canadian Passport
ID NUMBER	GA762995
BIRTH DATE	Aug 14, 1983
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)	3
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	tundetemidire@gmail.com
EMAIL ADDRESS (2)	
DATE: September 17, 2020	

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 5		LOT NO: 3			
Reg'd Plan #: 50M-348		MODEL: 1030 "A" Nash Standard			
Name(s): Babatunde Temidire					
Name(s):					
		BASE PRICE:		\$559,900.00	
		ELEVATION:		\$9,000.00	
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$38,162 \$37,175.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		\$37,162 \$36,175.00	
		TOTAL:		\$596,075.00	
		PURCHASER OFFER:		\$596,075.00	
		DIFFERENCE:			
Décor bonus of \$10,000.00 applied in full to the purchase price.				-\$10,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$549,673.94	\$548,738.94	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				December 14, 2021	
1455 YOUNVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A Place St. Thomas - Phase 5			
PURCHASER: Babatunde Temidire		Printed: 9-Dec-20 2:34 pm	
LOT NUMBER 3	PHASE 5	HOUSE TYPE 1030 THE NASH ELEV A	CLOSING DATE Dec 14-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
27329	Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.		Each
*2 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
27330	Note: Excluding Corner Cabinetry Where Applicable		Each
*3 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
27331	Note:		Each
4	1	- GREAT ROOM - OPTIONAL 3 SIDED GAS FIREPLACE WITH WHITE MDF SHELF - NOTE NO BOX/RETURN - SEE ATTACHED SKETCH	\$ 685.00
27333	Note: - Great Room as per Schedule H. + Fireplace sketch - PLEASE NOTE MECHANICAL CHASE REQUIRED IN REAR BACK CORNER AND BULKHEAD ABOVE GREAT ROOM WINDOW		Each Q1179-5 #41
5	1	- GREAT ROOM - UPGRADE FIREPLACE SHELF FROM WHITE MDF TO STAINED OAK.	\$ 1,134.00
27334	Note: Great Room as per Schedule H. + Fireplace sketch		Each Q1179-6-42
*6 102204	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 4,662.00
27343	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. - Stained Oak Finish - Main Floor to 2nd Level as per Schedule H.		Each Q1179-1 #5
*7 5755	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 8,130.00
27336	Note: Ensuite Bathroom as per Schedule H		Each Q1179-1-7
8 116424	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 3 - LEVEL 1 CABINETRY AND BUILDERS STANDARD BACKSPLASH	\$ 3,818.00
27386	Note: Optional Kitchen #3 as per Schedule H + Kitchen sketch was hiding		Each
9 871	1	- KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 84.00
27387	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. As per Kitchen sketch - Schedule H		Each
10 116520	1	- KITCHEN - GAS PIPING - MAIN FLOOR - FOR COOKTOP - AS PER SKETCH	\$ 514.00
27388	Note: - Kitchen as per Schedule H + Kitchen sketch - Locations Are Approximate & Must Be Compliant With All Applicable Codes		Each
*11 617	1	- KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	*\$ 255.00
27338	Note: Kitchen as per Schedule H + Kitchen sketch		Each

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,275-1

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Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A Place St. Thomas - Phase 5			
PURCHASER: Babatunde Temidire		Printed: 9-Dec-20 2:34 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	5	1030 THE NASH ELEV A	Dec 14/21
ITEM	QTY	EXTRA / CHANGE	PRICE
*12 100026	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH	*\$ 459.00
27341	Note:	- As per Schedule H. - Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each
*13 118347	1	- UPGRADE TO 200 AMP SPLIT SERVICE C/W 84 CIRCUIT PANEL	*\$ 1,430.00
27389	Note:		Each
*14 61879	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 2,337.00
27422	Note:	- Great Room, Dining Room, Main Floor Hallway & Upper Hallway as per Schedule H. - Stained Oak Flooring	Each
*15 61877	1	- OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY (10B)	*\$ 2,190.00
27423	Note:	- Study as per Schedule H - Stained Oak Flooring	Each
16 97914	1	- RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES	\$ 1,166.00
27424	Note:	- Standard areas as per Schedule H. - Stained Oak	Each
17 113366	1	- GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	\$ 878.00
27425	Note:	- Garage as per Schedule H - Not available through retail outlets/professionally installed to MNF Specs	Each
18 1013	1	- GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	\$ 90.00
27426	Note:	- Garage as per Schedule H	Each
19 384	1	- GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT	\$ 389.00
27427	Note:	Great Room as per Schedule H	Each
20 112267	1	- GREAT ROOM - FIREPLACE - THERMOSTATIC REMOTE	\$ 294.00
27428	Note:	Great Room as per Schedule H	Each
*21 9	*1	- FOYER - TILE - FLOOR - UPGRADE - GOLD - - FOYER (1) - GOLD	*\$ 490.00
27429	Note:	Foyer as per Schedule H	Each
*22 9	*1	- LAUNDRY ROOM - TILE - FLOOR - UPGRADE - GOLD - - MUD / LAUNDRY ROOM (6) - GOLD	*\$ 1,100.00
27430	Note:	Mud Room / Laundry Room as per Schedule H	Each
*23 9	*1	- POWDER ROOM - TILE - FLOOR - UPGRADE - GOLD - - POWDER ROOM (3) - GOLD	*\$ 225.00
27431	Note:	Powder Room as per Schedule H	Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,275-2
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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A			
Place St. Thomas - Phase 5			
PURCHASER: Babatunde Temidire		Printed: 9-Dec-20 2:34 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	5	1030 THE NASH ELEV A	Dec 14/21
ITEM	QTY	EXTRA / CHANGE	PRICE
*24	9	*1 - KITCHEN - TILE - FLOOR - UPGRADE - GOLD - - KITCHEN (4) - GOLD	* \$ 2,010.00
27432		Note: Kitchen as per Schedule H	Each
*25	9	*1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - GOLD - - DINETTE - GOLD	* \$ 1,415.00
27433		Note: Dinette as per Schedule H	Each
*26	9	*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM OPTIONAL - GOLD	* \$ 1,150.00
27434		Note: Ensuite Bathroom as per Schedule H	Each
*27	9	*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - GOLD - - MAIN BATHROOM (18) - GOLD	* \$ 490.00
27435		Note: Main Bathroom as per Schedule H	Each
28	166	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - - KITCHEN - GOLD	\$ 325.00
27436		Note: Kitchen Backsplash as per Schedule H	Each
*29	25	*1 - ENSUITE BATH - TILE - WALL - UPGRADE - GOLD - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - GOLD	* \$ 100.00
27440		Note: Ensuite Bathroom (Tub Surround) as per Schedule H	Each
*30	25	*1 - ENSUITE BATH - TILE - WALL - UPGRADE - GOLD - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - GOLD	* \$ 755.00
27441		Note: Ensuite Bathroom (Walk-In Shower) as per Schedule H	Each
*31	25	*1 - MAIN BATHROOM - TILE - WALL - UPGRADE - GOLD - - MAIN BATHROOM (18) - GOLD	* \$ 600.00
27442		Note: Main Bathroom (Tub/Shower Surround) as per Schedule H	Each

Sub Total	\$37,175.00
HST	\$0.00
Total	\$37,175.00

Payment Summary

Paid By	Amount
Total Payment:	

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,275-3
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CONSTRUCTION SCHEDULING APPROVAL
PER:
DATE: