



## Welcome to Place St. Thomas 5

Dear Maaz Irfan & Aisha Rahmaan,

**RE: Place St. Thomas 5 Lot 5**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **December 15, 2020**.

You now have five (5) business days from **December 15, 2020** to obtain your Lawyer's & Financing approvals.

On or before **December 23, 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 6, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **January 20, 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**

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Maaz Irfan & Aisha Rahmaan
<b>STREET</b>	138 Soleil Avenue
<b>CITY, PROVINCE</b>	Orleans, Ontario
<b>POSTAL CODE</b>	K4A 0V8
<b>HOME PHONE</b>	819-592-2326
<b>WORK PHONE</b>	613-793-4503
<b>Cell Phone Purchaser (1)</b>	819-592-2326
<b>Cell Phone Purchaser (2)</b>	613-793-4503
<b>CIVIC</b>	932 Lucerne Drive
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-348
<b>LOT (BUILDER'S LOT/UNIT)</b>	5
<b>MODEL #</b>	1086
<b>ELEVATION</b>	"C"
<b>MODEL NAME</b>	Steel
<b>ORIENTATION</b>	Standard
<b>DWELLING (MODEL#, ELEV, OPT)</b>	1086 "C" Steel Standard
<b>PHASE</b>	5
<b>PROJECT</b>	PLACE ST THOMAS 5
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$619,352.00
<b>Purchaser Offer INVESTMENT</b>	
<b>CLOSING DAY</b>	7
<b>CLOSING MONTH, YEAR</b>	December, 2021
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	December 7, 2021
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	10,000
<b>DEPOSIT 3)</b>	14,000
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	
<b>STREET</b>	
<b>CITY, PROVINCE</b>	
<b>POSTAL CODE</b>	
<b>PHONE</b>	
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Maaz Irfan
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	138 Soleil Ave., Orleans ON K4A 0V8
<b>HOME PHONE</b>	819-592-2326
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1 Promenade du Portage Gatineau J8X 4B1
<b>WORK PHONE</b>	819-592-2326
<b>OCCUPATION</b>	Public Servant - Canadian Government
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	I7379-50109-40629
<b>BIRTH DATE</b>	June 29, 1994
<b>PURCHASER 2</b>	Aisha Rahmaan
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	138 Soleil Ave., Orleans ON K4A 0V8
<b>HOME PHONE</b>	613-793-4503
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	101 Tunney's Pasture Dr. Ottawa K1A 0K9
<b>WORK PHONE</b>	613-793-4503
<b>OCCUPATION</b>	Public Servant - Canadian Government
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	R0168-01579-45519
<b>BIRTH DATE</b>	May 19, 1994
<b>PART OF LOT(S)(singles)</b>	5
<b>PLACE SIGNED</b>	
<b>SIGNING DAY</b>	
<b>SIGNING MONTH</b>	
<b>SIGNING YEAR</b>	
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	
<b>EMAIL ADDRESS (1)</b>	maaz.irfan@hotmail.com
<b>EMAIL ADDRESS (2)</b>	aisharahmaan05@gmail.com
<b>DATE: September 17, 2020</b>	



SUMMARY OF PRICING - VH2019				DATE:	
PROJECT:		PLACE ST THOMAS 5		LOT NO:	
Reg'd Plan #:		50M-348		5	
Name(s):		Maaz Irfan		MODEL:	
Name(s):		Aisha Rahmaan		1086 "C" Steel Standard	
				BASE PRICE:	
				\$599,900.00	
				ELEVATION:	
				LOT PREMIUM:	
				END LOT PREMIUM:	
NET TOTAL COST OF UPGRADES:				\$29,452.00	
				CREDITS:	
				-\$10,000.00	
SUBTOTAL:				\$19,452.00	
				TOTAL:	
				\$619,352.00	
PURCHASER OFFER:				\$619,352.00	
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	\$569,338.05
COMMENTS:					
*EXPECTED DATE OF CLOSING:				December 7, 2021	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A			
Place St. Thomas - Phase 5			
PURCHASERS: Maaz Irfan and Aisha Rahmaan			Printed: 2-Dec-20 2:12 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	5	1086 THE STEEL ELEV C	DEC 7/21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
26905	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
26906	Note: Excluding Corner Cabinetry Where Applicable		Each
*3 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
26907	Note:		Each
4	1	- MASTER BEDROOM - Delete Master Bedroom Windows (x2) & Replace With Large Window (2 Panel) Approx Centered on Front Facing Wall. Includes Operator on Smaller Section of Window.	\$ 605.00
26908	Note: - Custom Exterior Elevation "C" as per Schedule H. - Shutters Deleted		Each Q1153-1 + 1
*5 62214	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 3,599.00
26909	Note: - 3 1/4" Stained Maple - Standard Areas include Living Room, Dining Room, Main Floor Hallway, Great Room & Upper Hallway.		Each Q1153-1 + 6
*6 62212	1	- OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY (10B)	*\$ 3,012.00
26910	Note: - 3 1/4" Stained Maple - Main Floor Office as per Schedule H.		Each Q1153-1 + 7
*7 9671	1	- STAIRS - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE	*\$ 5,276.00
26911	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. - Main Floor to 2nd Level - Stained Maple Finish		Each Q1153-12 + 12
*8 28087	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD CABINETS AND BACKSPLASH	*\$ 489.00
26912	Note: Optional Kitchen #1 as per Schedule H.		Each Q1153-2 + 14
*9 9580	1	- KITCHEN/DINETTE - CABINETS - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - BUILDERS STANDARD	*\$ 4,587.00
26914	Note: - Does Not Include Backsplash, Bulkhead Extension or Potlights. - Dinette as per Schedule H.		Each Q1153-3 + 16
10	1	- KITCHEN/DINETTE - Supply & Install Upc9-2B. Includes Upgrade to 42" Uppers with Filler Detail on Upper Cabinetry to Upgraded Bulkhead (Approx. 26" Deep X 10" High). Includes Optional Extended Pantry in Dinette. Standard Level Cabinetry	\$ 1,182.00
26915	Note: - Optional Kitchen Layout #1 as per Schedule H. - Includes Extended Pantry in Dinette - Standard Level Cabinetry - Upgraded 42" wood doors will have center style.		Each Q1153-3 + 18
*11 117104	1	- KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #1 LAYOUT C/W FLUSH BREAKFAST BAR	*\$ 5,416.00
26917	Note: - Optional Kitchen #1 as per Schedule H.		Each Q1153-3 + 20

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,263-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



Internal B1A			
Place St. Thomas - Phase 5			
PURCHASERS: Maaz Irfan and Aisha Rahmaan		Printed: 2-Dec-20 2:12 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	5	1086 THE STEEL ELEV C	Dec 7/21
ITEM	QTY	EXTRA / CHANGE	PRICE
12	1	KITCHEN/DINETTE - Supply & Install Quartz Level 1 Countertop in Desk Area of Optional Extended Pantry in Dinette.	\$ 1,150.00
26919	Note:	- Quartz Countertop - Level 1 - Desk Area of Optional Extended Pantry in Dinette as per Schedule H.	Each
*13	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP	*\$ 174.00
90826	Note:	Kitchen as per Schedule H.	Each
26920	Note:	Kitchen as per Schedule H.	Each
*14	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	*\$ 267.00
617	Note:	Kitchen as per Schedule H.	Each
26921	Note:	Kitchen as per Schedule H.	Each
*15	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH	*\$ 482.00
100026	Note:	- Locations Are Approximate & Must Be Compliant With All Applicable Codes - As per Schedule H.	Each
26923	Note:	- Locations Are Approximate & Must Be Compliant With All Applicable Codes - As per Schedule H.	Each
16	1	ENSUITE BATH - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES	\$ 989.00
541	Note:	- Ensuite Bathroom as per Schedule H. - Does not include Shower door.	Each
26925	Note:	- Ensuite Bathroom as per Schedule H. - Does not include Shower door.	Each
17	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,235.00
561	Note:	Ensuite Bathroom as per Schedule H.	Each
26931	Note:	Ensuite Bathroom as per Schedule H.	Each
18	1	LAUNDRY ROOM - PROVIDE FOR GALVANIZED PAN C/W 3/4" DRAIN AT WASHER LOCATION IN LAUNDRY AREA	\$ 475.00
26932	Note:	Laundry Room as per Schedule H.	Each
19	1	- GAS PIPING - MAIN FLOOR - FOR COOKTOP - AS PER SKETCH	\$ 514.00
116520	Note:	Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each
27051	Note:	Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each

Delete fireplace hearth

N/C

Sub Total	\$29,452.00
HST	\$0.00
Total	\$29,452.00