

Welcome to Deerfield Village 2

Dear Simi R. Silver

RE: Deerfield Village 2 Lot R07

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **January 7, 2021**.

You now have ten (10) days from **January 7, 2021** to obtain your Lawyer's & Financing approvals.

On or before **January 19, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your interior colour selections & all remaining upgrades must be completed by **February 4, 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 613-421-8142

Sincerely,

Lisa Ballard

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Simi R. Silver
STREET	5 Stapledon Cres.
CITY	Nepean
PROVINCE	Ontario
POSTAL CODE	K2H 9L1
HOME PHONE	Cell: 819-329-4203
WORK PHONE	613-829-5921
Cell Phone (Purchaser # 1)	819-329-4203
Cell Phone (Purchaser # 2)	
UNIT NO:(DWELLING)	R07
LEVEL	1
BUILDER'S REF # DWELLING	R07
PARKING SPACE #	R12
SALES REPRESENTATIVE	Simon Clarke
CIVIC	735-K Dearborn Private
PLAN	4M-1290
MODEL #	5103
PROJECT	DEERFIELD VILLAGE 2
SCHEDULES	
PURCHASER OFFER	\$270,137.00
Purchase Offer INVESTMENT	
OCCUPANCY/ CLOSING DAY	11
OCCUPANCY/CLOSING MONTH, YEAR	January, 2022
OCCUPANCY/CLOSING DATE (MONTH DAY, YEAR)	January 11th, 2022
DEPOSIT 1)	\$5,000.00
DEPOSIT 2)	\$10,000.00
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Lindsay Rovinelli Harland I. Tanner
STREET	300-340 March Road 225 Metcalfe ST.
CITY	Kanata Ottawa
PROVINCE	Ontario ON
POSTAL CODE	K2K 2E4 K2P 1P9
PHONE	613-592-0088 613-238-2244 x27
<u>SCHEDULE T</u>	
PURCHASER 1	Simi R. Silver
HOME ADDRESS (STREET, CITY, POSTAL CODE)	5 Stapledon Cres., Nepean, Ont., K2H 9L1
HOME PHONE	Cell: 819-329-4203
WORK ADDRESS (STREET, CITY, POSTAL CODE)	510 Richardson Avenue, Ottawa, Ont., K2B 5H1
WORK PHONE	613-829-5921
OCCUPATION	Silver Dental Centre
ID TYPE	Driver's Licence
ID NUMBER	S4406-71676-66227
BIRTH DATE	December 27th, 1966
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	
PLACE SIGNED	Ottawa
SIGNING DAY	13
SIGNING MONTH	December
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	December 13th, 2020
EMAIL ADDRESS (1)	ssilver@rogers.com
EMAIL ADDRESS (2)	
DATE: October 20, 2020	

SUMMARY OF PRICING				DATE:
PROJECT:	DEERFIELD VILLAGE 2	LOT NO:	R07	
Reg'd Plan #:	4M-1290	MODEL:	5103	
Name(s):	Simi R. Silver			
Name(s):				
		BASE PRICE DWELLING:	\$269,900.00	
		PRICE OF ADDITIONAL PARKING:		
		NET TOTAL COST OF UPGRADES:	\$5,237.00	
		CREDITS:	-\$5,000.00	
		SUBTOTAL:	\$237.00	
		TOTAL:	\$270,137.00	
		PURCHASER OFFER:	\$270,137.00	
		DIFFERENCE:		
\$5,000.00 Décor Bonus				
Basic Appliance Package Bonus				
Referral				
PURCHASER OFFER HST BREAKDOWN				
	OFFER PRICE EXCLUDING HST:	HST Formula 1	\$256,784.22	
COMMENTS:				
*EXPECTED DATE OF OCCUPANCY/ CLOSING:		January 11th, 2022		
1455 YOVILLE DRIVE, #216, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901				

Internal B1A Deerfield 2 - Phase Condo

PURCHASER: Simi R. Silver

Printed: 13-Dec-20 5:16 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
R07 Level: 1	Condo	5103	11-Jan-22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5,000.00	\$ 0.00	Each
27522	Note:	Bonus of \$5,000.00 has been applied in Full to the purchase price.		
2	1	- BONUS- APPLIANCES- 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, BASIC STACKABLE FRONT LOAD WHITE WASHER AND DRYER. SEE ITEM #7	\$ 0.00	Each
27523	Note:			
*3 118432	1	- STANDARD - AC UNIT 13 SEER 1.5 TON	*\$ 0.00	Each
27524	Note:	Location to be determined by Head Office		
*4 90184	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
27525	Note:	SEE ITEM #6		
*5 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
27526	Note:	Excluding Corner Cabinetry Where Applicable		
6 88469	1	- WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
27527	Note:	SEE ITEMS #4 AND #7		
7 111246	1	- REFRIDGERATOR - ESTAR - LEVEL 3 - 30" 19.6 C/F FRENCH DOOR - W/ EXT. WATER DISPENSER STAINLESS IN LIEU OF BONUS STAINLESS STEEL	\$ 1,200.00	Each
27528	Note:	Does not include waterline rough-in or connection. SEE ITEMS #2 AND #6		
*8 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 0.00	Each
27529	Note:	QUOTE # OR3920 REV.01 DATED 09/15/20		
*9 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 0.00	Each
27530	Note:	QUOTE #SS3294 REV.02 DATED 10/07/2020		
10 27531	1	- SUPPLY AND INSTALL NATURAL 3 1/8" WIDE LAUZON ENGINEERED HARDWOOD FLOOR IN LIVING ROOM AND BEDROOM HALLWAY, AS PER SCHEDULE H.	\$ 0.00	Each
	Note:			
11 27532	1	- BEDROOM 2 - SUPPLY AND INSTALL NATURAL 3 1/8" WIDE LAUZON ENGINEERED HARDWOOD FLOOR IN BEDROOM #2, AS PER SCHEDULE H.	\$ 1,418.00	Each
	Note:			
12 27533	1	- MASTER BEDROOM - SUPPLY AND INSTALL NATURAL 3 1/8" WIDE LAUZON ENGINEERED HARDWOOD FLOOR IN MASTER BEDROOM AND WALK IN CLOSET, AS PER SCHEDULE H.	\$ 2,082.00	Each
	Note:			

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,288-1

InvoiceSOL.mnt 16Mar20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Deerfield 2 - Phase Condo

PURCHASER: Simi R. Silver

Printed: 13-Dec-20 5:16 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
R07 Level: 1		Condo	5103	11-Jan-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 88508	1	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 75.00	Each
27534	Note:			
14	1	- KITCHEN - SUPPLY AND INSTALL BRONZE LEVEL BACKSPLASH IN KITCHEN, INSTALLED HORIZONTALLY STACKED, AS PER WALL TILE INSTALL SHEET.	\$ 177.00	Each
27535	Note:			
15	1	- ALL FLOOR TILES TO BE STANDARD SERIES AND STANDARD SQUARE INSTALL AS PER FLOOR TILE INSTALL SHEET.	\$ 0.00	Each
27536	Note:			
16	1	- ENSUITE BATH - PURCHASER ACKNOWLEDGES THAT THE MASTER BEDROOM ENSUITE IS BARRIER FREE AND THE SINK IS WALL MOUNTED.	\$ 0.00	Each
27537	Note:			
17	1	- ENSUITE BATH - PURCHASER(S) ACKNOWLEDGES THAT THE GRAB BAR IN THE ENSUITE BATHROOM IS DRAWN ONLY AND IS NON EXISTANT. ONLY THE REINFORCEMENT FOR FUTURE GRAB BAR IS A STANDARD.	\$ 0.00	Each
27538	Note:			
18	1	- CLARIFICATION: ALL WALL TILES IN MAIN BATHROOM WALL AND ENSUITE BATHROOM SHOWER WALL TO BE STANDARD SERIES AND VERTICALLY STACKED INSTALL, AS PER WALL TILE INSTALLATION SHEET.	\$ 0.00	Each
27539	Note:			


Sub Total	\$5,237.00
HST	\$0.00
Total	\$5,237.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:


Simi R. Silver

13-Dec-20
DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,288-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____