



Valecraft
Homes Ltd.

Welcome to Deerfield Village 2

Dear Anisa Dolores A K Sykes Lane & Amin Reza Lane,

RE: Deerfield Village 2 Lot R09

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **January 12, 2021**.

You now have ten (10) days from **January 12, 2021** to obtain your Lawyer's & Financing approvals.

On or before **January 26, 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 9, 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,

Emma Cooper

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Anisa Dolores A K Sykes Lane & Amin Reza Lane
STREET	122 Old School Place
CITY	Croydon
PROVINCE	United Kingdom
POSTAL CODE	CR0 4GB
HOME PHONE	Cell: +44 778-888-6509
WORK PHONE	+44 0207-233-9950
Cell Phone (Purchaser # 1)	+44 778-888-6509
Cell Phone (Purchaser # 2)	+44 787-656-3729
UNIT NO:(DWELLING)	R09
LEVEL	3
BUILDER'S REF # DWELLING	R09
PARKING SPACE #	R2
SALES REPRESENTATIVE	Simon Clarke
CIVIC	735-A Dearborn Private
PLAN	4M-1290
MODEL #	5311
PROJECT	DEERFIELD VILLAGE 2
SCHEDULES	
PURCHASER OFFER	
Purchase Offer INVESTMENT	\$358,319.39
OCCUPANCY/ CLOSING DAY	13
OCCUPANCY/CLOSING MONTH, YEAR	January, 2022
OCCUPANCY/CLOSING DATE (MONTH DAY, YEAR)	January 13, 2022
DEPOSIT 1)	\$5,000.00
DEPOSIT 2)	\$10,000.00
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Elisha M.E. Kelly
STREET	Suite B0001- 2323Riverside Drive
CITY	Ottawa
PROVINCE	Ontario
POSTAL CODE	K1H 8L5
PHONE	613-733-3000 x110
<u>SCHEDULE 1</u>	
PURCHASER 1	Anisa Dolores A K Sykes Lane
HOME ADDRESS (STREET, CITY, POSTAL CODE)	122 Old School Place, Croydon, U.K., CR0 4GB
HOME PHONE	Cell: +44 778-888-6509
WORK ADDRESS (STREET, CITY, POSTAL CODE)	126-128 New King's Road; London; U.K., SW6 4LZ
WORK PHONE	+44 0207-233-9950
OCCUPATION	Senior Recruitment Manager
ID TYPE	Passport
ID NUMBER	HG095812
BIRTH DATE	January 25th, 1973
PURCHASER 2	Amin Reza Lane
HOME ADDRESS (STREET, CITY, POSTAL CODE)	122 Old School Place, Croydon, U.K., CR0 4GB
HOME PHONE	Cell: +44 787-656-3729
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2 Royal College Street, London, U.K., NW1 0NH
WORK PHONE	+44 0207-691-2147
OCCUPATION	R&D Manager
ID TYPE	Driving Licence
ID NUMBER	LANE9705052AR9UC 23
BIRTH DATE	May 5th, 1972
PLACE SIGNED	Croydon, U.K.
SIGNING DAY	19
SIGNING MONTH	December
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	December 19th, 2020
EMAIL ADDRESS (1)	anisasl@yahoo.co.uk
EMAIL ADDRESS (2)	aminlane@yahoo.co.uk
DATE: October 20, 2020	

DATES

LOT NO: R09

MODEL: 5311

MODEL: 5311

PRICE OF ADDITIONAL PARKING:

NET TOTAL COST OF UPGRADES: 23,997.15 \$23,997.15

CREDITS: **-\$5,000.00**

SUBTOTAL: 18,997.15 \$18,997.15

TOTAL:	334,727.15	\$334,897.15
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No Tax or Rebate	316'94	\$317,096.81
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TOTAL INCLUDING ALL APPLICABLE HST (No Rebate):		\$358,319.39
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PURCHASER OFFER: 358,149.33 \$358,319.39

DIFFERENCE:

Referred Client

\$5,000.00 Decor Bonus has been applied in Full to the Purchase Price

Appliance Package Bonus Included

PURCHASER OFFER HST BREAKDOWN**OFFER PRICE EXCLUDING HST:****TOTAL INCLUDING ALL APPLICABLE HST:****COMMENTS:**

***EXPECTED DATE OF CLOSING:**

January 13, 2022

INTERNAL BIA ✓
~~NON STANDARD EXTRAS (680)~~

Deerfield 2 - Phase Condo

PURCHASERS: Anisa Dolores A. K. Sykes Lane and Amin Reza Lane

Printed: 23-Dec-20 11:43 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R09 Level: 3	Condo	5311	13-Jan-22 ✓

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5,000.00	\$ 0.00	Each ✓
25395	Note:	Bonus of \$5,000 has been applied in full to the purchase price ✓		
*2 90184	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each ✓
25398	Note:			
*3 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each ✓
25399	Note:	Excluding Corner Cabinetry Where Applicable		
*4 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,551.59	Each ✓
25400	Note:	AS PER QUOTE # SS3674 REV.03 DATED 10/22/2020 ✓		
*5 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 804.56	Each ✓
25401	Note:	AS PER QUOTE #OR4490 REV.01 DATED 10/05/2020 ✓		
6 25404	1	- HARDWOOD - ENGINEERED- LAUZON - UPGRADE - 6 1/4" WIDE NATURAL - HARDWOOD IN LIVING ROOM, DINING ROOM AND BEDROOM HALLWAY, AS PER SCHEDULE 'H'. ✓	\$ 3,430.00	Each ✓
	Note:		Q1218-1 + 8	
7 25405	1	- KITCHEN - HARDWOOD - ENGINEERED LAUZON - UPGRADE - 6 1/4" WIDE NATURAL - HARDWOOD IN KITCHEN AS PER SCHEDULE H. ✓	\$ 1,419.00	Each ✓
	Note:		Q1218-2 + 9	
8 25425	1	- RAILINGS - UPGRADE - 3 1/2" MODERN POSTS - CONTEMPORARY HANDRAIL - METAL SPINDLES, IN STAIRS ADJACENT TO LIVING ROOM, AS PER SCHEDULE H. ✓	\$ 2,132.00	Each ✓
	Note:	Type of post Bevelled, Routed or Capped and style of metal spindles to be indicated on colour sheet	Q1218-2 + 13	
9 25428	1	- ENSUITE BATH - SUPPLY AND INSTALL UPGRADED LAMINATE COUNTERTOP IN ENSUITE BATHROOM, AS PER SCHEDULE H. ✓	\$ 269.00	Each ✓
	Note:		BST \$	
10 25431	1	- ENSUITE BATH - SUPPLY AND INSTALL FLOOR TILE - UPGRADE - SILVER LEVEL - IN ENSUITE BATHROOM. RECTANGULAR SIDE TO SIDE OF THE HOUSE INSTALLATION, AS PER FLOOR TILE INSTALLATION SKETCH AND AS PER SCHEDULE H. ✓	\$ 271.00	Each ✓
	Note:		Q1218-3 + 18	
11 25442	1	- ENSUITE BATH - SUPPLY AND INSTALL WALL TILE UPGRADED TO SILVER SERIES IN SHOWER ENSUITE BATHROOM, HORIZONTALLY STACKED, AS PER WALL TILE INSTALLATION SKETCH. ✓	\$ 616.00	Each ✓
	Note:		Q1218-3 + 24	
*12 118475	1	- ENSUITE BATH - CABINETRY - UPGRADE - LEVEL 1 - ENSUITE BATH	*\$ 250.00	Each ✓
27242	Note:	AS PER SCHEDULE H. ✓	Q1218-3 + 29	

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Simon Clarke

LOCKED BY:

PE 1,218-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

INTERNAL BHA

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASERS: Anisa Dolores A. K. Sykes Lane and Amin Reza Lane

Printed: 23-Dec-20 11:43 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
R09 Level: 3	Condo	5311	13-Jan-22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 118452	1	MAIN BATHROOM - COUNTERTOP - LAMINATE - UPGRADE - MAIN BATHROOM	\$ 269.00	Each
27244	Note:	AS PER SCHEDULE H.	Q1218-4 BST \$	+31
14	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER - MAIN BATHROOM, TO BE INSTALLED RECTANGULAR SIDE TO SIDE OF THE HOUSE, AS PER FLOOR TILE INSTALLATION SKETCH AND AS PER SCHEDULE H.	\$ 229.00	Each
25454	Note:		Q1218-5	+33
15	1	MAIN BATHROOM - SUPPLY AND INSTALL SILVER SERIES WALL TILES IN MAIN BATHROOM, HORIZONTALLY STACKED, AS PER WALL TILE INSTALLATION SKETCH.	\$ 536.00	Each
25462	Note:		Q1218-5	+39
*16 118473	1	MAIN BATHROOM - CABINETRY - UPGRADE - LEVEL 1 - MAIN BATH	*\$ 250.00	Each
27245	Note:	AS PER SCHEDULE H.	Q1218-5	+44
17	1	KITCHEN - TILE - WALL - UPGRADE - BACKSPLASH - SILVER - KITCHEN. SEE ITEM #18 & #19.	\$ 154.00	Each
25479	Note:	Delete #17	Q1218-5	+54
18	1	KITCHEN - TILE - WALL - UPGRADE - SILVER - BACKSPLASH C/W BEHIND CHIMNEY HOOD FAN - KITCHEN. SEE ITEM #17, #19 & #23.	\$ 258.00	Each
27256	Note:		Q1218-7	+55
19	1	KITCHEN - TILE - WALL - UPGRADE - KITCHEN BACKSPLASH - INSTALL - HORIZONTAL BRICK - IN STANDARD KITCHEN AREA AND BEHIND CHIMNEY STYLE HOOD FAN, AS PER WALL TILE INSTALLATION SKETCH. SEE ITEM #17 & #18	\$ 138.00	Each
25483	Note:	AS PER WALL TILE INSTALLATION SKETCH	Can't find quote price	+59
*20 118239	1	KITCHEN - CABINETRY - UPC9-2B - LEVEL 2 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 1,433.00	Each
27252	Note:	As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. SEE ITEM #21	Q1218-8	+62
*21 118472	1	KITCHEN - CABINETRY - UPGRADE - LEVEL 2 - KITCHEN	*\$ 3,837.00	Each
27254	Note:	AS PER SCHEDULE H. SEE ITEM #22.	Q1218-8	+64
22	1	- BONUS- APPLIANCES- 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC STACKABLE FRONT LOAD WHITE WASHER AND DRYER. SEE ITEM #23	\$ 0.00	Each
25833	Note:			
*23 111199	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 674.00	Each
25836	Note:	Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department. IN LIEU OF APPLIANCE BONUS. SEE ITEM #18, #22 & #24.	more than quote \$591.00	BST \$
24 116498	1	KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 2 SERIES CABINETS)	\$ 803.00	Each
27266	Note:	TO BE LOCATED CLOSE TO BACK WALL IN THE CORNER OF THE KITCHEN, AS PER SCHEDULE H. SEE ITEM #23	Q1218-9	+71

Vendor Initials: Purchaser Initials:

PREPARED BY: Simon Clarke

LOCKED BY:

PE 1,218-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

INTERNAL BIA

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASERS: Anisa Dolores A. K. Sykes Lane and Amin Reza Lane

Printed: 23-Dec-20 11:43 am

LOT NUMBER R09 Level: 3	PHASE Condo	HOUSE TYPE 5311	CLOSING DATE 13-Jan-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25 118451	1	KITCHEN - COUNTERTOP - LAMINATE - UPGRADE - KITCHEN	\$ 1,714.00	Each
27219	Note:	NO FLUSH BREAKFAST BAR, AS PER SCHEDULE 'H'. Kitchen Sketch	Q1218-10 BST \$ 48	
26 27615	1	BONUS- STANDARD- AC UNIT 13 SEER 1.5 TON. LOCATION TO BE DETERMINED BY HEAD OFFICE.	\$ 0.00	Each
27 27616	1	MASTER BEDROOM - SUPPLY AND INSTALL LEVEL 1 CARPET IN MASTER BEDROOM AND WALK IN CLOSET, AS PER SCHEDULE H.	\$ 230.00	Each
28 27617	1	BEDROOM 2 - SUPPLY AND INSTALL LEVEL 1 CARPET IN BEDROOM 2, AS PER SCHEDULE H.	\$ 140.00	Each
29 27618	1	SUPPLY AND INSTALL LEVEL 1 CARPET IN STAIRS, AS PER SCHEDULE H.	\$ 240.00	Each
30 27619	1	MASTER BEDROOM - SUPPLY AND INSTALL UNDERPAD LEVEL 1 IN MASTER BEDROOM AND WALK IN CLOSET, AS PER SCHEDULE H.	\$ 132.00	Each
31 27620	1	BEDROOM 2 - SUPPLY AND INSTALL UNDERPAD LEVEL 1 BEDROOM 2, AS PER SCHEDULE H.	\$ 80.00	Each
32 27621	1	SUPPLY AND INSTALL LEVEL 1 UNDERPAD IN STAIRS, AS PER SCHEDULE H.	\$ 137.00	Each

Sub Total	\$23,997.15
HST	\$0.00
Total	\$23,997.15

23,997.15

Payment Summary

Paid By Amount

Total Payment:

Vendor Initials: Purchaser Initials:

PREPARED BY: Simon Clarke

LOCKED BY:

PE 1,218-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Valecraft
Homes Ltd.



Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

- Register their intent to purchase a new Valecraft home.
- Sign an agreement to purchase their new Valecraft home within 90 days of registering.

REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME LAST NAME <i>Roseta Simone Schroder & Edward Kanaan</i>		
CURRENT MAILING ADDRESS <i>764 Dearborn Private</i>		
<i>Ottawa</i>	<i>Ontario</i>	<i>K1T0W3</i>
<i>Deerfield Village 2</i>	<i>T5C6</i>	<i>17 December 2020</i>
<i>613-220-2993</i>	<i>roseta_schroder@hotmail.com</i>	
<i>X Edward Kanaan</i>	<i>October 1st 2020</i>	

PURCHASER (s)		
FIRST NAME LAST NAME <i>Anisa Delores A.K. Sykes Lane</i>		
FIRST NAME LAST NAME <i>Amin Reza Lane</i>		
<i>Deerfield Village 2</i>	<i>R09</i>	<i>January 13th 2021</i>
<i>735-A Dearborn Private (Investment)</i>	<i>K1T0W3</i>	
<i>+44-778-888-6509</i>	<i>anisas@yahoo.co.uk</i>	
<i>X Asykeslane</i>	<i>December 19th 2020</i>	

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
<i>January 12, 2021</i>	<i>[Signature]</i>

*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential 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. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes Ltd reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.