



Welcome to Place St. Thomas

Dear Jasmin Garic and Aisha Zeghouane,

RE: Place St. Thomas Phase 6 Lot 19

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **May 6, 2021**.

You now have five (5) business days from **May 6, 2021** to obtain your Lawyer's & Financing approvals.

On or before **May 15, 2021** 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 **May 15, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 29, 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,

Tricia Oliver

Valecraft 2019 Homes Sales Department

MR JASMIN GARIC
1290 HERON RD
OTTAWA ON K1V 6A8

007

DATE 2021-02-20
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd.

\$ 1000.00

ONE THOUSAND

100 DOLLARS

Security features
included.
Details on back.

President's Choice
FINANCIAL

President's Choice Financial services
are provided by the direct banking division
of the Canadian Imperial Bank of Commerce
305 Milner Avenue, 5th Floor
Scarborough, Ontario M1B 3V4

BANK ACCOUNT

MEMO

Reservation Joe

[Signature]

MP

⑈007⑈ ⑆30800⑈010⑆ 0054311089⑈

Project: RACE ST. THOMAS 6
Plan No: 50M-352 Lot No: 19- Phase 6
Model: 810 "C" Std Date: May 5, 2021
Purchaser: Jasmin Garic
Purchaser: Aisha Zeghroune

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: 19			
Reg'd Plan #: 50M-352		MODEL: 810 "C" Kemp 3Bed Std			
Name(s): Jasmin Garic					
Name(s): Aisha Zeghouane					
		BASE PRICE:		\$520,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$19,362.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		\$9,362.00	
		TOTAL:		\$530,262.00	
		PURCHASER OFFER:		\$530,262.00	
		DIFFERENCE:			
Décor bonus of \$10,000.00 has been applied in full to the purchase price.				-\$10,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$490,497.35	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				May 5, 2022	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Lisa Ballard

From: Place St Thomas
Sent: Wednesday, May 5, 2021 6:02 PM
To: Lisa Ballard; Tricia Oliver
Subject: PST PH6 Lot 19 - Purchase Agreement - Docusign

Importance: High

Good afternoon Lisa & Tricia,

The purchase agreement for PST PH6 Lot 19 is ready to be sent to the clients via Docusign. All paperwork and sketches are in the client Docusign folder "PST PH6 19 - DS Purchase Agreement (May 10-21)" saved as PDFs.

Clients: Jasmin Garic & Aisha Zeghouane

Email: garic.jasmin@gmail.com

Email: aisha_zeghouane@hotmail.com

Let me know if you have any questions.

Thanks again!
Adam

Adam Bowman
New Home Sales Consultant



Valecraft
Homes (2019) Limited

605 Bruxelles St., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Jasmin Garlic & Aisha Zeghouane ✓
STREET	608 - 2383 Palm Street ✓
CITY, PROVINCE	Ottawa, Ontario ✓
POSTAL CODE	K1H 8J9 ✓
HOME PHONE	613-219-1224 ✓
WORK PHONE	819-360-7810 ✓
Cell Phone Purchaser (1)	613-219-1224 ✓
Cell Phone Purchaser (2)	613-325-7930 ✓
CIVIC	772 Namur Street ✓
AGREEMENT BLOCK#	
PLAN	50M-352 ✓
HCRA Licence Number	47491 ✓
LOT (BUILDER'S LOT/UNIT)	19 ✓
MODEL #	810 ✓
ELEVATION	"C" ✓
MODEL NAME	Kemp 3Bed ✓
ORIENTATION	Std ✓
DWELLING (MODEL#, ELEV, OPT)	810 "C" Kemp 3Bed Std ✓
PHASE	6 ✓
PROJECT	PLACE ST THOMAS 6 ✓
SCHEDULES	B1-A, C-1, H, O W2 ✓
PURCHASER OFFER	\$530,262.00 ✓
CLOSING DAY	5 ✓
CLOSING MONTH, YEAR	May, 2022 ✓
CLOSING DATE (MONTH DAY, YEAR)	May 5, 2022 ✓
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	Jasmin Garlic ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	608 - 2383 Palm St., Ottawa ON K1H 8J9 ✓
HOME PHONE	613-219-1224 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	70 Rue Cremazi Gatineau, QC J8Y 3P2 ✓
WORK PHONE	613-219-1224 ✓
OCCUPATION	Immigration Processing Officer ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	G0592-38809-30526 ✓
BIRTH DATE	May 26, 1993 ✓
PURCHASER 2	Aisha Zeghouane ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	608 - 2383 Palm St., Ottawa ON K1H 8J9 ✓
HOME PHONE	613-325-7930 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	65 Guigues Ave., Ottawa ON K1N 6Z2 ✓
WORK PHONE	819-360-7810 ✓
OCCUPATION	Program Analyst ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	Z2223-01509-35226 ✓
BIRTH DATE	February 26, 1993 ✓
PART OF LOT(S)(singles)	19
PLACE SIGNED	Ottawa, ON
SIGNING DAY	10
SIGNING MONTH	May
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	May 10, 2021
EMAIL ADDRESS (1)	garic.jasmin@gmail.com
EMAIL ADDRESS (2)	aisha_zeghouane@hotmail.com
DATE: September 17, 2020	

Internal B1A
Place St. Thomas - Phase 6

PURCHASERS: Jasmin Garlic and Aisha Zeghouane ✓

Printed: 5-May-21 3:41 pm

LOT NUMBER 19		PHASE 6	HOUSE TYPE 810 THE KEMP 3 BED ELEV C	CLOSING DATE 5-May-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529 32802	1 -	BONUS - DECOR CENTER CREDIT OF \$10,000.00 Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.	\$ 0.00	Each
*2 90161 32804	1 -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each
*3 90162 32803	1 -	KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each
*4 11874 32805	1 -	ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES Note: Ensuite Bathroom as per Schedule H dated May 10, 2021 ✓	*\$ 6,935.00	Each ✓ Q1458-4 #29
*5 102436 32806	1 -	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY AND BUILDERS STANDARD BACKSPLASH Note: Kitchen as per Schedule H dated May 10, 2021 ✓	*\$ 3,929.00	Each ✓ 1458-10 #72
*6 105483 32807	1 -	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #1 C/W FLUSH BREAKFAST BAR Note: Kitchen as per Schedule H dated May 10, 2021 ✓	*\$ 7,008.00	Each ✓ 1458-10 #45
*7 117779 32909	1 -	KITCHEN - CABINETRY - UPC9-2B - LEVEL 2 CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: - As per Sketch UPC Sketch dated May 10, 2021 ✓ - Kitchen as per Schedule H dated May 10, 2021 ✓ - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	*\$ 990.00	Each ✓ Don't ask price See Email ✓
8 120152 32808	1 -	HARDWOOD - UPGRADE- MAPLE - 3 1/8" NATURAL - STANDARD AREAS Note: Standard areas include Great Room, Flex Room, Main Floor Hallway & Upper Hallway as per Schedule H dated May 10, 2021 ✓	\$ 250.00	Each ✓ 1458-11 #80
9 120153 32809	1 -	KITCHEN/DINETTE - HARDWOOD - UPGRADE- MAPLE - 3 1/8" NATURAL - KITCHEN & DINETTE Note: Kitchen and Dinette as per Schedule H dated May 10, 2021 ✓	\$ 250.00	Each ✓ 1458-11 #81

(not included)
Date May 6th.

Sub Total	\$19,362.00
HST	\$0.00
Total	\$19,362.00

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,527-1

InvoiceSQL.rpt 16May20

Vendor Initials: _____

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	_____
DATE: _____	_____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Jasmin Garic and Aisha Zeghouane			Printed: 5-May-21 3:41 pm
LOT NUMBER 19	PHASE 6	HOUSE TYPE 810 THE KEMP 3 BED ELEV C	CLOSING DATE 5-May-22
ITEM OFF EXTERNAL USE		PRICE	INTERNAL USE

Payment Summary

<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER:	_____	10-May-21	VENDOR:	_____
	Jasmin Garic	DATE		PER: Valecraft Homes (2019) Limited
PURCHASER:	_____	10-May-21	DATE:	_____
	Aisha Zeghouane	DATE		

CONSTRUCTION SCHEDULING APPROVAL

PER:	_____
DATE:	_____