



## Welcome to Place St. Thomas

Dear Emmanuel Otiotio & Oluwatoyin Otiotio

**RE: Place St. Thomas Phase 6 Lot G37**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **January 7, 2022**

You now have five (5) business days from **January 7, 2022** to obtain your Lawyer's & Financing approvals.

On or before **January 14, 2022** 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 interior colour selections & all remaining upgrades must be completed by **February 11, 2022** 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,

*Lisa Ballard*

**Valecraft 2019 Homes Sales Department**

SUMMARY OF PRICING - VH2019				DATE:
PROJECT:	PLACE ST THOMAS 6	LOT NO:	G37	
Reg'd Plan #:	50M-352	MODEL:	160-2 Stanley 2 Rev	
Name(s):	Emmanuel Otiotio			
Name(s):	Oluwatoyin Otiotio			
		BASE PRICE:	\$529,900.00	
		ELEVATION:		
		LOT PREMIUM:		
		END LOT PREMIUM:		
		NET TOTAL COST OF UPGRADES:	\$23,759.62	
		CREDITS:	-\$5,000.00	
		SUBTOTAL:	\$18,759.62	
		TOTAL:	\$548,659.62	
		PURCHASER OFFER:	\$548,659.62	
		DIFFERENCE:		
D�cor bonus of \$5,000.00 has been applied in full to the purchase price.			-\$5,000.00	
PURCHASER OFFER HST BREAKDOWN				
	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$506,778.42	
COMMENTS:				
*EXPECTED DATE OF CLOSING:		October 25, 2022		
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901				

MR EMMANUEL OTIOTIO  
MRS OLUWATOYIN OTIOTIO  
27 BASTIA ST  
WATERDOWN ON L8B 1V3

150

Homes *[Signature]*

DATE 2022-01-05  
Y Y Y Y M M D D

PAY TO THE  
ORDER OF


VALECRATT (2019) LTD


\$ 5,000 =

Five Thousand

or

100 DOLLARS

 Security features  
included  
Details on back

**BMO**  Bank of Montreal

5111 NEW STREET  
BURLINGTON, ONTARIO L7L 1V2

MEMO 1st Cheque deposit for Town house

*[Signature]*

MP

⑈ 150⑈ ⑆ 24882⑈00⑈ ⑆

3362⑈596⑈

## Lisa Ballard

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**From:** Place St Thomas  
**Sent:** Wednesday, January 5, 2022 2:53 PM  
**To:** Lisa Ballard; Tricia Oliver  
**Cc:** Frank Nieuwkoop  
**Subject:** PST PH6 Lot G37 - APS (DocuSign)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Lisa & Tricia,

The Purchase Agreement is ready to be reviewed & sent to the purchasers of PST PH6 Lot G37. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST6 G37 - APS (Jan 7-21)". Their deposit cheque will be at head office tomorrow morning.

Purchasers:

Emmanuel Otio: [eotio@hotmail.com](mailto:eotio@hotmail.com)  
Oluwatoyin Otio: [ootio@yahoo.co.uk](mailto:ootio@yahoo.co.uk)

I can send it to the clients via DocuSign first thing on Saturday morning.

Thanks  
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](http://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><b>PURCHASERS ADDRESS:</b></u>	
<b>PURCHASERS NAME(S)</b>	Emmanuel Otiotio & Oluwatoyin Otiotio
<b>STREET</b>	27 Bastia Street ✓
<b>CITY, PROVINCE</b>	Waterdown, ON ✓
<b>POSTAL CODE</b>	L8B 1V3 ✓
<b>HOME PHONE</b>	905-525-2247
<b>WORK PHONE</b>	905-525-2247
<b>Cell Phone Purchaser (1)</b>	✦ 905-515-4995 ✓
<b>Cell Phone Purchaser (2)</b>	905-920-2970
<b>CIVIC</b>	705 Namur Street ✓
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-352
<b>HCRA Licence Number</b>	47491 ✓
<b>LOT (BUILDER'S LOT/UNIT)</b>	G37 ✓
<b>MODEL #</b>	160-2 ✓
<b>ELEVATION</b>	
<b>MODEL NAME</b>	Stanley 2 ✓
<b>ORIENTATION</b>	Rev ✓
<b>DWELLING (MODEL#, ELEV, OPT)</b>	160-2 Stanley 2 Rev
<b>PHASE</b>	6
<b>PROJECT</b>	PLACE ST THOMAS 6
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$548,659.62 ✓
<b>CLOSING DAY</b>	25
<b>CLOSING MONTH, YEAR</b>	October, 2022 ✓
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	October 25, 2022
<b>DEPOSIT 1)</b>	5,000 ✓
<b>DEPOSIT 2)</b>	10,000 ✓
<b>DEPOSIT 3)</b>	15,000 ✓
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<u><b>SOLICITORS INFO</b></u>	
<b>SOLICITOR NAME</b>	
<b>STREET</b>	
<b>CITY, PROVINCE</b>	
<b>POSTAL CODE</b>	
<b>PHONE</b>	
<u><b>SCHEDULE T</b></u>	
<b>PURCHASER 1</b>	Emmanuel Otiotio ✓
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	27 Bastia St., Waterdown ON L8B 1V3 ✓
<b>HOME PHONE</b>	905-525-2247
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	27 Bastia St., Waterdown ON L8B 1V3 ✓
<b>WORK PHONE</b>	905-525-2247
<b>OCCUPATION</b>	Project Manager
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	08263-22506-70911 ✓
<b>BIRTH DATE</b>	September 11, 1967 ✓
<b>PURCHASER 2</b>	Oluwatoyin Otiotio ✓
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	27 Bastia St., Waterdown ON L8B 1V3 ✓
<b>HOME PHONE</b>	905-525-2247
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	27 Bastia St., Waterdown ON L8B 1V3 ✓
<b>WORK PHONE</b>	905-525-2247
<b>OCCUPATION</b>	Case Manager - Social Work
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	08263-60407-05305 ✓
<b>BIRTH DATE</b>	March 5, 1970 ✓
<b>PART OF LOT(S)(singles)</b>	G37 ✓
<b>PLACE SIGNED</b>	Waterdown, ON ✓
<b>SIGNING DAY</b>	7 ✓
<b>SIGNING MONTH</b>	January
<b>SIGNING YEAR</b>	2022
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	January 7, 2022
<b>EMAIL ADDRESS (1)</b>	eotiotio@hotmail.com
<b>EMAIL ADDRESS (2)</b>	ootiotio@yahoo.co.uk
DATE: September 17, 2020	

## Place St. Thomas Price List

### THE 100 SERIES - Block G



#### *Executive Freehold Townhouses*

Model	Model No.	Sq. Ft.	# of Bedrooms	Current Upgrades	Priced From
The Lewis - G34	(130)	2136	3	\$22,480.63	\$542,380.63
The Green - G35	(140)	2140	3	\$15,330.63	\$532,230.63
The Stanley II - G36	(160-2)	2135	3	\$24,644.62	\$554,544.62
The Stanley II - G37	(160-2)	2135	3	\$23,759.62	\$553,659.62
The Green - G38	(140)	2140	3	\$15,809.63	\$532,709.63
The Bassett - G39	(170)	2315	3	\$16,410.62	\$591,310.63

Price subject to change without notice and includes HST (based on Purchaser qualifying for and assigning full new housing rebates for owner occupied only.)

(See Sales Consultant for Details to Qualify)

End unit premium of \$15,500.00 will be added to the base price excluding the Mann (105) & Bassett (170) models (Included in base price).

Sales Consultant  
Adam Bowman  
613-370-0288  
[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)

Monday to Wednesday 12:00 PM to 7:00 PM  
Thursday & Friday Closed  
Saturday to Sunday 12:00 PM to 5:00 PM

Prices Subject to Change Without Notice

E. & O.E

November 24, 2021

K:\SALES\Admin-VH2019\VH 2019PRICELISTS&LOTS PREMIUMS

  
Nov 24/21



# Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

Freehold Firm; Freehold Tentative; Condominium Firm; or Condominium Tentative.

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date. For condominiums, you will also enter the Outside Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

## Critical Dates Calculator

Type of Transaction

Freehold Firm

+

Freehold Tentative

-

Enter Tentative Closing Date

October 25, 2022

Freehold Tentative - Critical Dates

First Tentative Date

October 25, 2022

Second Tentative Date

February 22, 2023

Firm Closing Date

June 22, 2023

Outside Closing Date

February 22, 2024

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date

July 27, 2022

Notice to set Firm Closing Date

November 24, 2022

Purchaser's Termination Period

End of Purchaser's Termination Period

March 25, 2024

To generate and print a Statement of Critical Dates, choose one of the following:

What is a POTL?

Condominium Firm

+

Condominium Tentative

+

https://www.tarion.com/resources/cdc

1/1