



## Welcome to Place St. Thomas

Dear M'By Victor N'Wowo and Badjo Fidji Tanon,

**RE: Place St. Thomas Phase 6 Lot 2**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed, and accepted by Valecraft Homes (2019) Limited on **February 22, 2022**

You now have five (5) business days from **February 22, 2022** to obtain your Lawyer's & Financing approvals.

On or before **March 3, 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 Multimedia locations & all upgrades up to drywall stage must be completed by **March 17, 2022** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **March 31, 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 Homes (2019) Sales Department**

<u><b>PURCHASERS ADDRESS:</b></u>	
PURCHASERS NAME(S)	M'By Victor N'Wowo & Badjo Fidji Tanon
STREET	208 - 1206 Main Street East
CITY, PROVINCE	Milton, Ontario
POSTAL CODE	L9T 9K7
HOME PHONE	416-553-2991
WORK PHONE	416-397-6564
Cell Phone Purchaser (1)	416-553-2991
Cell Phone Purchaser (2)	416-397-6564
CIVIC	704 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	2
MODEL #	826
ELEVATION	"B"
MODEL NAME	Bradley 3Bed
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	826 "B" Bradley 3Bed Std
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$840,471.00
CLOSING DAY	14
CLOSING MONTH, YEAR	February, 2023
CLOSING DATE (MONTH DAY, YEAR)	February 14, 2023
DEPOSIT 1)	5,000
DEPOSIT 2)	20,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Adam Bowman
<u><b>SOLICITORS INFO</b></u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u><b>SCHEDULE T</b></u>	
PURCHASER 1	M'By Victor N'Wowo
HOME ADDRESS (STREET, CITY, POSTAL CODE)	208 - 1206 Main Street East, Milton ON L9T 9K7
HOME PHONE	416-553-2991
WORK ADDRESS (STREET, CITY, POSTAL CODE)	5115 Creekbank Rd., Mississauga ON L4W 5R1
WORK PHONE	416-553-2991
OCCUPATION	Specialist, Core Engineering
ID TYPE	Canada Passport
ID NUMBER	HK556849
BIRTH DATE	April 18, 1975
PURCHASER 2	Badjo Fidji Tanon
HOME ADDRESS (STREET, CITY, POSTAL CODE)	208 - 1206 Main Street East, Milton ON L9T 9K7
HOME PHONE	647-390-6527
WORK ADDRESS (STREET, CITY, POSTAL CODE)	110 Drewry Ave., North York ON M2M 1C8
WORK PHONE	416-397-6564
OCCUPATION	Conseil Scolaire MonAvenir
ID TYPE	Canada Passport
ID NUMBER	HC234451
BIRTH DATE	August 5, 1986
PART OF LOT(S)(singles)	2
PLACE SIGNED	
Milton, ON	
SIGNING DAY	23
SIGNING MONTH	February
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	February 23, 2022
EMAIL ADDRESS (1)	mabycci@yahoo.fr
EMAIL ADDRESS (2)	treccy_fidji@hotmail.com
DATE: September 17, 2020	

VALECRAFT HOMES (2019) LIMITED

PROJECT: PLACE ST. THOMAS LOT: Lot 2, Elevation B (Standard), Bradley Model

CIVIC ADDRESS: 704 Namur Street, Emburn ON K0A 1W0

RULES & REGULATIONS  
CO - OPERATIVE BROKER AGREEMENT  
WITHOUT EXCEPTION

- 1 a) Co-operating Agent must accompany their prospective purchaser on their first visit or introduction to the VALECRAFT SALES OFFICE at the site in which the prospective purchaser is buying.
- b) Registration on one VALECRAFT HOMES (2019) LIMITED site does not constitute registration on all sites.
- c) Registration cannot be accepted if the prospective purchaser has had previous contact with our Sales Office Representatives either by way of telephone, fax or e-mail or by way of the prospective purchaser making a visit to a VALECRAFT SALES OFFICE.
- 2 Co-operating agent will receive signed copy of registration at that time. Registration is valid for 30 days at each site where prospect has been registered.
- 3 No phone registrations are acceptable. Co-operating Agent must accompany each prospect to the applicable VALECRAFT HOMES (2019) LIMITED Sales Office.
- 4 Agreements of Purchase and Sale, mortgage applications, colour charts, etc., will be drawn up by VALECRAFT HOMES (2019) LIMITED Sales Agents.
- 5 Co-operating broker will receive 1.0% (of the base price less HST) Sales Commission on all Singles & Bungalows at the closing of each transaction provided the above conditions are met.
- 6 Rules and Regulations are subject to change from time to time. Each Registration is subject to the terms and conditions of the Co-operative Broker Agreement in force at the time each prospect is registered.
- 7 Broker is to prepare an original invoice and send to Head Office no more than 30 days prior to closing. (Only an original invoice by mail or by email (bmcintosh@valecraft.com) will be accepted.)

January 19, 2022  
DATE OF REGISTRATION

M'by Victor N'WOWO and  
Fidji TANON  
CLIENT'S NAME

4165532991

CLIENT'S TELEPHONE NO:

Adam Bowman  
VALECRAFT SALES REPRESENTATIVE:

Saurabh Sethi  
AGENT'S NAME

Ipro Realty  
AGENT'S OFFICE

647.408.1126

AGENT'S TELEPHONE NO:

DocuSigned by:  
Saurabh Sethi  
8BD2A40721F7476...  
AGENT'S SIGNATURE

HEAD OFFICE USE ONLY			
Base Price	Less HST	Commission to be based on this amount.	
\$762,900.00	\$66,528.32	\$696,371.68	
Approved by Vendor (signing authority):		February 25, 2022   2:16 PM PST	
		DocuSigned by: Frank Nieuwkoop A04F627301214EE...	



Royal Bank of Canada  
Banque Royale du Canada  
1055 BRONTE ST S  
MILTON, ON

68434339 5-516

DATE 20220114  
Y/A M/M D/J

PAY TO THE ORDER OF  
PAYEZ À L'ORDRE DE VALECRAFT HOMES (2019) LTD.

\$5,000.00

EXACTLY \$5,000.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCEDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

PURCHASER NAME  
M'BY VICTOR N'WOWO

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

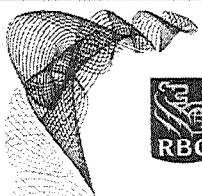
COUNTERSIGNED / CONTRESIGNÉ

SIGNATURE STAMP  
TIMBRE DE SIGNATURE

⑈68434339⑈ ⑆02057⑈003⑆ 099⑈013⑈5⑈

Project: Place St. Thomas 6  
Plan No: 50M-352  
Lot No: 2 - Phase 6  
Model: #826 "B" Std Bradley 3Bed  
Date: February 19, 2022

Purchaser: M'By Victor N'Wowo  
Purchaser: Badjo Fidji Tanon



Royal Bank of Canada  
Banque Royale du Canada  
55 ONTARIO ST S  
MILTON, ON

68954270 2-516

DATE 20220226  
Y/A M/M D/J

PAY TO THE ORDER OF  
PAYER À L'ORDRE DE VALECRAFT HOMES (2019) LTD.

\$20,000.00

EXACTLY \$20,000.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

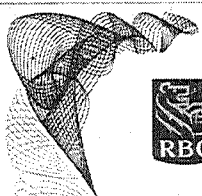
PURCHASER NAME M'BY VICTOR N'WOWO NOM DE L'ACHETEUR

PURCHASER ADDRESS ADRESSE DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE  
COUNTERSIGNED / CONTRESIGNÉ

FORM 10516 (10-2020)

68954270 03092003 0990135



Royal Bank of Canada  
Banque Royale du Canada  
55 ONTARIO ST S  
MILTON, ON

68954271 0-516

DATE 20220226  
Y/A M/M D/J

PAY TO THE ORDER OF  
PAYER À L'ORDRE DE VALECRAFT HOMES (2019) LTD.

\$25,000.00

EXACTLY \$25,000.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

PURCHASER NAME M'BY VICTOR N'WOWO NOM DE L'ACHETEUR

PURCHASER ADDRESS ADRESSE DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE  
COUNTERSIGNED / CONTRESIGNÉ

FORM 10516 (10-2020)

68954271 03092003 0990135

Project: Place St. Thomas 6  
Plan No: 50M-352  
Lot No: 2 - Phase 6  
Model: #826 "B" Std Bradley 3Bed  
Date: March 7, 2022

Purchaser: M'By Victor N'Wowo  
Purchaser: Badjo Fidji Tanon



Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

- ☒ House (including condominium unit)
- ☐ Mobile home (including modular home)
- ☐ Floating home
- ☐ Bed and breakfast
- ☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

- 1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.
- 1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

- 2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name			Business number (if applicable)											
Valecraft Homes (2019) Limited			721010718RTO001											
Address (Unit No. – Street No. Street name, PO Box, RR)								City						
210-1455 Youville Dr.								Orleans						
Province/Territory/State		Postal/ZIP code		Country				Telephone number				Extension		
Ontario		K1C 6Z7		Canada				613-837-1104						

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? ☐ Yes ☐ No

If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From	Year	Month	Day	to	Year	Month	Day

Signature of builder or authorized official	Name (print)	Year	Month	Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

DocuSigned by:		DocuSigned by:		
Signature of the claimant	Name (print)	Year	Month	Day
	M'By Victor N'Wowo & Badjo Fidji Tanon	2022	02	23

169DD0437AC44CF...

184D1BE0391A43D...



Protected B when completed

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

**Note**  
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)	<div></div>	A
Enter the purchase price of the house ( <b>do not include</b> GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house ( <b>do not include</b> amounts for the lease of the land or the option to purchase the land).	<div></div>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<div></div>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<div></div>	H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.	<div></div>	I
Total rebate amount including any provincial rebate (line H plus line I).	<div></div>	J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)	<div></div>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<div></div>	L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.	<div></div>	M
Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below **or** attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at [canada.ca/cra-info-source](https://canada.ca/cra-info-source). Personal Information Bank CRA PPU 241.



General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

**Do not use** this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

**Do not send** us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li><li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li></ul> <b>Areas:</b> Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located anywhere in Canada, other than the areas mentioned above; OR</li><li>• a <b>builder</b> located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.</li></ul>	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none"><li>• a <b>builder</b> who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)</li></ul>	The tax centre indicated on your return.

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

**House** – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to [canada.ca/gst-hst](http://canada.ca/gst-hst), or call **1-800-959-5525**.

Forms and publications

To get our forms and publications, go to [canada.ca/gst-hst-pub](http://canada.ca/gst-hst-pub).

**SUMMARY OF PRICING - VH2019****DATE:****PROJECT:** PLACE ST THOMAS 6**LOT NO:** 2**Reg'd Plan #:** 50M-352**MODEL:** 826 "B" Bradley 3Bed Std**Name(s):** M'By Victor N'Wowo**Name(s):** Badjo Fidji Tanon**BASE PRICE:** \$762,900.00**ELEVATION:****LOT PREMIUM:****END LOT PREMIUM:****NET TOTAL COST OF UPGRADES:** \$87,571.00**CREDITS:** -\$10,000.00**SUBTOTAL:** \$77,571.00**TOTAL:** \$840,471.00**PURCHASER OFFER:** \$840,471.00**DIFFERENCE:****Décor bonus of \$5,000.00 applied in full to the purchase price.**

-\$10,000.00

**PURCHASER OFFER HST BREAKDOWN****OFFER PRICE EXCLUDING HST:****HST Formula 4**

\$765,018.58

**COMMENTS:****\*EXPECTED DATE OF CLOSING:**

February 14, 2023

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901



Royal Bank of Canada  
Banque Royale du Canada  
1055 BRONTE ST S  
MILTON, ON

68434339 5-516

DATE 20220114  
Y/A M/M D/J

PAY TO THE ORDER OF  
PAYEZ À L'ORDRE DE VALECRAFT HOMES (2019) LTD.

\$5,000.00

~~CASH \$5,000.00~~

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

PURCHASER NAME M'BY VICTOR N'WOWO

NOM DE L'ACHETEUR

*Haven Brown*

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

*Homes*

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNE

FORM 1651e (10-2020)

⑈68434339⑈ ⑆02057⑈003⑆ 099⑈013⑈5⑈

Project: Place St. Thomas 6  
Plan No: 50M-352  
Lot No: 2 - Phase 6  
Model: #826 "B" Std Bradley 3Bed  
Date: February 23, 2022

Purchaser: M'By Victor N'Wowo  
Purchaser: Badjo Fidji Tanon



## Place St. Thomas Price List

### THE 800 & 1000 SERIES

*Single family homes on Approx. 45' lots*



Model	Model No.	Sq. Ft.	# of Bedrooms	Priced From
The Sharpley (Bungalow)	801	1304	2	\$695,900
The Delahunt (Bungalow)	805	1307	2	\$705,900
The Manning (Bungalow)	804	1748	3	\$725,900
The Kemp	810	1900	3 4	\$743,900 \$753,900
The Hartin	815	2130	4	\$747,900
The Bradley	826	2183 2376	3 4	\$762,900 \$797,900
The Murry (Bungalow)	1015	1517	3	\$699,900
The McCabe (Bungalow)	1016	1510	2	\$699,900
W/ Optional Loft & bed #3		1964	3	\$762,900
The Morrow	1035	2000	3	\$767,900

Price subject to change without notice and includes HST (based on Purchaser qualifying for and assigning full new housing rebates for owner occupied only.) Price does not include End Lot Premium.

*(See Sales Consultant for Details to Qualify)*

*Lot Premiums on Selected Lots*

**Adam Bowman**

SALES CONSULTANT

(613) 370-0288

[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)

Monday to Wednesday

12:00 - 7:00 p.m.

Thursday & Friday Closed

Saturday & Sunday

12:00 - 5:00 p.m.

Prices Subject to Change Without Notice

E. & O.E.

November 24, 2021

*Nov 24 / 21*



VALECRAFT HOMES (2019) LIMITED

PROJECT: PLACE ST. THOMAS LOT: Lot 2, Elevation B (Standard), Bradley Model

CIVIC ADDRESS: 704 Namur Street, Emburn ON K0A 1W0

RULES & REGULATIONS  
CO - OPERATIVE BROKER AGREEMENT  
WITHOUT EXCEPTION

- 1 a) Co-operating Agent must accompany their prospective purchaser on their first visit or introduction to the VALECRAFT SALES OFFICE at the site in which the prospective purchaser is buying.
- b) Registration on one VALECRAFT HOMES (2019) LIMITED site does not constitute registration on all sites.
- c) Registration cannot be accepted if the prospective purchaser has had previous contact with our Sales Office Representatives either by way of telephone, fax or e-mail or by way of the prospective purchaser making a visit to a VALECRAFT SALES OFFICE.
- 2 Co-operating agent will receive signed copy of registration at that time. Registration is valid for 30 days at each site where prospect has been registered.
- 3 No phone registrations are acceptable. Co-operating Agent must accompany each prospect to the applicable VALECRAFT HOMES (2019) LIMITED Sales Office.
- 4 Agreements of Purchase and Sale, mortgage applications, colour charts, etc., will be drawn up by VALECRAFT HOMES (2019) LIMITED Sales Agents.
- 5 Co-operating broker will receive 1.0% (of the base price less HST) Sales Commission on all Singles & Bungalows at the closing of each transaction provided the above conditions are met.
- 6 Rules and Regulations are subject to change from time to time. Each Registration is subject to the terms and conditions of the Co-operative Broker Agreement in force at the time each prospect is registered.
- 7 Broker is to prepare an original invoice and send to Head Office no more than 30 days prior to closing. (Only an original invoice by mail or by email (bmcintosh@valecraft.com) will be accepted.)

January 19, 2022  
DATE OF REGISTRATION

M'by Victor N'WOWO and  
Fidji TANON  
CLIENT'S NAME

4165532991  
CLIENT'S TELEPHONE NO:

Adam Bowman  
VALECRAFT SALES REPRESENTATIVE:

Saurabh Sethi  
AGENT'S NAME

Ipro Realty  
AGENT'S OFFICE

647.408.1126  
AGENT'S TELEPHONE NO:

DocuSigned by:  
Saurabh Sethi  
8BD2A40721F7476...  
AGENT'S SIGNATURE

HEAD OFFICE USE ONLY			
Base Price	\$762,900.00	Less HST	\$66,528.32
		Commission to be based on this amount.	\$696,371.68
Approved by Vendor (signing authority):			

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon			Printed: 23-Feb-22 11:15 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	6	826 THE BRADLEY 3 BED ELEV B	14-Feb-23
ITEM	QTY	EXTRA / CHANGE	PRICE
*12 117590	1	KITCHEN/DINETTE - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - OPTIONAL KITCHEN 3. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	\$ 841.00
38438	Note:	- As per UPC Sketch and Kitchen Sketch dated February 23, 2022 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -See Item 10 (Optional Kitchen Layout 3) -See Item 13 (Extended UPC)	Each
*13 117596	1	KITCHEN/DINETTE - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	\$ 296.00
38439	Note:	- As per UPC Sketch dated February 23, 2022 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -See Item 11 (Extended Pantry) -See Item 12 (UPC Upgrade)	Each
*14 111277	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 806.00
38435	Note:	- As per Kitchen Sketch dated February 23, 2022 - Does not include modifications to cabinetry or electrical for new microwave location.	Each
*15 881	4	KITCHEN/DINETTE - UPPER CABINETS - CLEAR GLASS UPPER CABINET SINGLE DOOR (1 LITE)	\$ 1,036.00
38436	Note:	- As per Kitchen Sketch dated February 23, 2022 - Installed above desk area in optional pantry #1 (dinette, see Item 11)	
*16 871	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 95.00
38437	Note:	- As per Kitchen Sketch dated February 23, 2022 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Each
17	1	OFFICE - DEN - UPGRADE STD PAINT GRADE DOORS INTO DEN TO SHAKER STYLE PAINT GRADE FRENCH DOORS (4 LITE)	\$ 1,844.00
38441	Note:	- As per Schedule H dated February 23, 2022 - Includes both doors	Each
*18 12676	1	ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 6,954.00
38442	Note:	- As per Schedule H dated February 23, 2022	Each
*19 105986	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #3 C/W FLUSH BREAKFAST BAR	\$ 6,103.00
38445	Note:	-Edge Profile to be selected at time of Interior Colour Selections -As per Kitchen Sketch & Schedule H dated February 23, 2022 - Does not include undermount sink or upgraded faucet -See Item 10 (Optional Kitchen Layout #3)	Each
20	1	KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 1 - DINETTE - OPTIONAL EXTENDED PANTRY DESK AREA	\$ 962.00
38448	Note:	- As per Pantry Sketch dated February 23, 2022 (see item 11) - Edge Profile to be selected at time of Interior Colour Selections	Each
*21 81030	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	\$ 735.00
38446	Note:	-Edge Profile to be selected at time of Interior Colour Selections - As per Schedule H dated February 23, 2022 - Does not include undermount sink or upgraded faucet	Each

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon

Printed: 23-Feb-22 11:15 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	6	826 THE BRADLEY 3 BED ELEV B	14-Feb-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*22 81026	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	*\$ 1,458.00	Each
38447	Note:	-Edge Profile to be selected at time of Interior Colour Selections - As per Schedule H dated February 23, 2022 -Does not include undermount sink or upgraded faucet		
*23 102293	1	- STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 5,262.00	Each
38749	Note:	- As per Schedule H dated February 23, 2022 - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained. - Stained oak including landing - Upper staircase only	1828-2 #13	

Sub Total	\$87,571.00
HST	\$0.00
Total	\$87,571.00

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

PURCHASER: \_\_\_\_\_  
M'By Victor N'Wowo

23-Feb-22  
DATE

VENDOR: \_\_\_\_\_  
PER: Valecraft Homes (2019) Limited

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

PURCHASER: \_\_\_\_\_  
Badjo Fidji Tanon

23-Feb-22  
DATE

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



**Internal B1A**
**Place St. Thomas - Phase 6**

PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon

Printed: 17-Feb-22 9:52 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	6	826 THE BRADLEY 3 BED ELEV B	14-Feb-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10,000.00	\$ 0.00	Each
38719	Note:	Decor bonus of <del>\$10,000.00</del> has been applied in full to the purchase price.		
*2 120313	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00	Each
38720	Note:	Location to be determined by Head Office		
*3 12674	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 19,866.00	Each
38420	Note:	- As per Schedule H dated February 19, 2022 - Includes Smooth Ceilings. - Includes basement staircase		
*4 12673	1	- BASEMENT - BASEMENT BEDROOM - OPTIONAL FINISHED BASEMENT BEDROOM IN BUILDERS STANDARD FINISHES	*\$ 10,656.00	Each
38421	Note:	- As per Schedule H dated February 19, 2022 - Includes Smooth Ceilings.		
*5 12670	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 13,345.00	Each
38422	Note:	- As per Schedule H dated February 19, 2022		
*6 850	1	- BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	*\$ 1,606.00	Each
38423	Note:	- Subject to limiting distance at side yard as per Current Building Code. - As per Schedule H dated February 19, 2022		
*7 849	1	- BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	*\$ 268.00	Each
38571	Note:	- As per Schedule H dated February 19, 2022 - Subject to limiting distance at side yard as per Current Building Code.		
*8 62392	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 2,866.00	Each
38428	Note:	- As per Schedule H dated February 19, 2022 - 3 1/8" stained oak hardwood - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway		
*9 62386	1	- KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - KITCHEN (4)	*\$ 292.00	Each
38429	Note:	- As per Schedule H dated February 19, 2022 - 3 1/8" stained Oak hardwood - Includes Kitchen & Dinette		
*10 120354	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 3 - BUILDERS STANDARD CABINETRY AND BACKSPLASH	*\$ 3,412.00	Each
38433	Note:	- As per Schedule H and Kitchen Sketch dated February 19, 2022 - Includes a Standard White Hoodfan, Wall Oven and Cooktop to be selected at time of up-to-drywall.		
*11 27702	1	- KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY 1 - BUILDERS STANDARD SELECTIONS	*\$ 8,868.00	Each
38434	Note:	- Includes Builders Standard Backsplash. Does Not Include Bulkhead Extension. - As per Pantry Sketch dated February 19, 2022		

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.828-1

InvoiceSQL.rpt 05may21

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

CONSTRUCTION SCHEDULING APPROVAL

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

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



**Internal B1A**
**Place St. Thomas - Phase 6**

PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon

Printed: 17-Feb-22 9:52 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
2		6	826 THE BRADLEY 3 BED ELEV B	14-Feb-23
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*12 117590 38438	1	<b>KITCHEN/DINETTE</b> - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - OPTIONAL KITCHEN 3. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: - As per UPC Sketch and Kitchen Sketch dated February 19, 2022 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. <i>- See Item 13 \$10</i>	*\$ 841.00 <i>Q1828-2#12</i>	Each ✓
*13 117596 38439	1	<b>KITCHEN/DINETTE</b> - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: - As per UPC Sketch dated February 19, 2022 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. <i>- See Item 12 \$11</i>	*\$ 296.00 <i>Q1828-2#13</i>	Each ✓
*14 111277 38435	1	<b>KITCHEN</b> - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS Note: - As per Kitchen Sketch dated February 19, 2022 - 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	*\$ 806.00 <i>Q1828-2#14</i>	Each ✓
*15 881 38436	4	<b>KITCHEN/DINETTE</b> - UPPER CABINETS - CLEAR GLASS UPPER CABINET SINGLE DOOR (1 LITE) Note: - As per Kitchen Sketch dated February 19, 2022 - Installed above desk area in optional pantry #1 (dinette) <i>- See Item 13 (UPC) - See Item 11 (Pantry)</i>	*\$ 1,036.00 <i>Q1828-2#15</i>	Each ✓ <i>259 x 4</i>
*16 871 38437	1	<b>KITCHEN</b> - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE. Note: - As per Kitchen Sketch dated February 19, 2022 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	*\$ 95.00 <i>Q1828-2#16</i>	Each ✓
17 38441	1	<b>OFFICE</b> - DEN - UPGRADE STD PAINT GRADE DOORS INTO DEN TO SHAKER STYLE PAINT GRADE FRENCH DOORS (4 LITE) Note: - As per Schedule H dated February 19, 2022 - Includes both doors	\$ 1,844.00 <i>Q1828-2#18</i>	Each ✓
*18 12676 38442	1	<b>ENSUITE BATH</b> - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES Note: - As per Schedule H dated February 19, 2022	*\$ 6,954.00 <i>Q1828-3#19</i>	Each ✓
*19 105986 38445	1	<b>KITCHEN</b> - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #3 C/W FLUSH BREAKFAST BAR Note: - As per Kitchen Sketch & Schedule H dated February 19, 2022 - Does not include undermount sink or upgraded faucet <i>See Item 10 - [Optional Kitchen #3] = keep extended pantry</i>	*\$ 6,103.00 <i>Q1828-3#22</i>	Each ✓
20 38448	1	<b>KITCHEN/DINETTE</b> - COUNTERTOP - QUARTZ - LEVEL 1 - DINETTE - OPTIONAL EXTENDED PANTRY DESK AREA Note: - As per Pantry Sketch dated February 19, 2022 <i>Edge Profile to be selected @ time of colours. See Item 10 &amp; 11</i>	\$ 962.00 <i>Q1828-4#23</i>	Each ✓
*21 81030 38446	1	<b>MAIN BATHROOM</b> - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM Note: - As per Schedule H dated February 19, 2022 - Does not include undermount sink or upgraded faucet <i>Edge Profile to be determined @ time of colours</i>	*\$ 735.00 <i>Q1828-4#24</i>	Each ✓
*22 81026 38447	1	<b>ENSUITE BATH</b> - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC Note: - As per Schedule H dated February 19, 2022 - Does not include undermount sink or upgraded faucet <i>- Edge Profile to be selected @ time of colours.</i>	*\$ 1,458.00 <i>Q1828-4#25</i>	Each ✓

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,828-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon			Printed: 17-Feb-22 9:52 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	6	826 THE BRADLEY 3 BED ELEV B	14-Feb-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$82,309.00
HST	\$0.00
Total	\$82,309.00

Payment Summary

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

PURCHASER:		<u>17-Feb-22</u>
	M'By Victor N'Wowo	DATE
PURCHASER:		<u>17-Feb-22</u>
	Badjo Fidji Tanon	DATE

VENDOR:	
	PER: Valecraft Homes (2019) Limited

DATE:	
-------	--

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



## QUOTE

### Place St. Thomas - Phase 6

PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon

Printed: 9-Feb-22 9:41 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
2	6	826 THE BRADLEY 3 BED ELEV B		
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE

#### Quote Line

*1 12674	1 - <i>BASEMENT</i> - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 19,866.00	Each
38420	Note: - Includes Smooth Ceilings. - Includes basement staircase		

#### Quote Line

*2 12673	1 - <i>BASEMENT</i> - BASEMENT BEDROOM - OPTIONAL FINISHED BASEMENT BEDROOM IN BUILDERS STANDARD FINISHES	*\$ 10,656.00	Each
38421	Note: Includes Smooth Ceilings.		

#### Quote Line

*3 12670	1 - <i>BASEMENT BATHROOM</i> - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 13,345.00	Each
38422	Note:		

#### Quote Line

*4 850	1 - <i>BASEMENT</i> - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	*\$ 1,606.00	Each
38423	Note: - Subject to limiting distance at side yard as per Current Building Code. - As per Sketch 001 - Nwowo		

#### Quote Line

*5 849	1 - <i>BASEMENT</i> - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	*\$ 268.00	Each
38571	Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated *** IN BASEMENT BEDROOM AREA ***		

#### Quote Line

*6 62392	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 2,866.00	Each
38428	Note: - 3 1/8" stained oak hardwood - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway		

#### Quote Line

*7 62386	1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - KITCHEN (4)	*\$ 292.00	Each
38429	Note: - 3 1/8" stained Oak hardwood - Includes Kitchen & Dinette		

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,828-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DA</u>
DATE:	<u>FEB 9/22</u>

## QUOTE

### Place St. Thomas - Phase 6

PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon

Printed: 9-Feb-22 9:41 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	6	826 THE BRADLEY 3 BED ELEV B	
ITEM QTY EXTRA / CHANGE			PRICE INTERNAL USE

#### Quote Line

*8 102293	1 - - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 5,262.00	Each
38430	Note: - Stained Oak including landing - Upper staircase only - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.		

#### Quote Line

*9 96363	1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES	*\$ 2,454.00	Each
38432	Note: - Colour Sheets to specify if posts are routed or with cap		

#### Quote Line

*10 120354	1 - <i>KITCHEN</i> - KITCHEN - OPTIONAL KITCHEN LAYOUT 3 - BUILDERS STANDARD CABINETS AND BACKSPLASH	*\$ 3,412.00	Each
38433	Note: - As per Sketch 001A - Nwowo (Kitchen Sketch) - Includes a Standard White Hoodfan. Wall Oven and Cooktop to be selected at time of up-to-drywall.		

#### Quote Line

*11 27702	1 - <i>KITCHEN/DINETTE</i> - CABINETS - OPTIONAL EXTENDED PANTRY 1 - BUILDERS STANDARD SELECTIONS	*\$ 8,868.00	Each
38434	Note: - Includes Builders Standard Backsplash. Does Not Include Bulkhead Extension. - As per Sketch 001A - Nwowo (Pantry Sketch)		

#### Quote Line

*12 117590	1 - <i>KITCHEN/DINETTE</i> - CABINETS - UPC9-2A - BUILDERS STANDARD CABINETS - OPTIONAL KITCHEN 3. INCLUDES UPGRADE TO 42IN UPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD	*\$ 841.00	Each
38438	Note: - As per Sketch 001A - Nwowo (UPC Upper Cabinetry) - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated		

#### Quote Line

*13 117596	1 - <i>KITCHEN/DINETTE</i> - CABINETS - UPC9-2A - BUILDERS STANDARD CABINETS - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD	*\$ 296.00	Each
38439	Note: - As per Sketch 001A - Nwowo (UPC Upper Cabinetry) - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated		

#### Quote Line

*14 111277	1 - <i>KITCHEN</i> - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	*\$ 806.00	Each
38435	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		


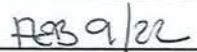
Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.828-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	DATE: _____
 	



QUOTE			
Place St. Thomas - Phase 6			
PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon			Printed: 9-Feb-22 9:41 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	6	826 THE BRADLEY 3 BED ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Quote Line			
*15 881	1 - <i>KITCHEN</i> - UPPER CABINETS - CLEAR GLASS UPPER CABINET SINGLE DOOR (1 LITE)		*\$ 259.00 Each
38436	Note: - Price per cabinet		

Quote Line			
*16 871	1 - <i>KITCHEN</i> - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.		*\$ 95.00 Each
38437	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. As per Kitchen Sketch dated		

Quote Line			
17	1 - <i>KITCHEN</i> - UPGRADE STANDARD DOOR IN CORNER KITCHEN PANTRY TO SHAKER STYLE PAINT GRADE FRENCH DOOR (5 LITE) - INCLUDES FROSTED GLASS		\$ 922.00 Each
38440	Note: - Corner pantry door		

Quote Line			
18	1 - <i>OFFICE</i> - DEN - UPGRADE STD PAINT GRADE DOORS INTO DEN TO SHAKER STYLE PAINT GRADE FRENCH DOORS (4 LITE)		\$ 1,844.00 Each
38441	Note: - Includes both doors		

Quote Line			
*19 12676	1 - <i>ENSUITE BATH</i> - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES		*\$ 6,954.00 Each
38442	Note:		


Quote Line			
*20 589	1 - <i>ENSUITE BATH</i> - BATHROOMS - TUB - MAAX FREESTANDING BATH OPTIK 6636 ACRYLIC CENTER DRAIN WHITE - 105742W		*\$ 2,926.00 Each
38443	Note: - Upgrade 5PC ensuite tub to freestanding - Confirmation of Price from Estimator and Approval from Architecture is Required		

Quote Line			
*21 26730	1 - <i>ENSUITE BATH</i> - BATHROOMS - ZITTA NICHE 16X12 STAINLESS STEEL - HORIZONTAL INSTALLATION		*\$ 648.00 Each
38444	Note: - Installed on wall opposite shower head in walk-in shower - Cannot be installed on an exterior wall.		

Quote Line			
*22 105986	1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #3 C/W FLUSH BREAKFAST BAR		*\$ 6,103.00 Each
38445	Note: Does not include undermount sink or upgraded faucet		

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

PREPARED BY: Adam Bowman  
 LOCKED BY:  
 PE 1.828-3  
 InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	FEB 9 / 22

QUOTE			
Place St. Thomas - Phase 6			
PURCHASERS: M'By Victor N'Wowo and Badjo Fidji Tanon			Printed: 9-Feb-22 9:41 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	6	826 THE BRADLEY 3 BED ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE
Quote Line			INTERNAL USE

23	1 - <i>KITCHEN/DINETTE</i> - COUNTERTOP - QUARTZ - LEVEL 1 - DINETTE - OPTIONAL EXTENDED PANTRY DESK AREA		\$ 962.00	Each
38448	Note:			

Quote Line				
*24 81030	1 - <i>MAIN BATHROOM</i> - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM		*\$ 735.00	Each
38446	Note: Does not include undermount sink or upgraded faucet			

Quote Line				
*25 81026	1 - <i>ENSUITE BATH</i> - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC		*\$ 1,458.00	Each
38447	Note: Does not include undermount sink or upgraded faucet			

Sub Total	\$93,744.00
HST	\$0.00
Total	\$93,744.00

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

NOTE: Quotes are only valid for 60 days from the issue date



# 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

February 14, 2023

✓

Freehold Tentative - Critical Dates

First Tentative Date

February 14, 2023

✓

Second Tentative Date

June 14, 2023

✓

Firm Closing Date

October 12, 2023

✓

Outside Closing Date

June 13, 2024

✓

Notice Period for a Closing Delay

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

November 16, 2022

✓

Notice to set Firm Closing Date

March 16, 2023

✓

Purchaser's Termination Period

End of Purchaser's Termination Period

July 15, 2024

✓

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

What is a POTL?

Condominium Firm

+

Condominium Tentative

+