



Welcome to Place St. Thomas

Dear Luckner Cheris & Gina Cheris Pamphile

RE: Place St. Thomas Phase 7 Lot 19

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **June 28, 2023**

You now have five (5) business days from **June 28, 2023** to obtain your Lawyer's & Financing approvals.

On or before **July 24, 2023** 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 **August 14, 2023** maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **August 14, 2023**, 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

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Luckner Cheris & Gina Cheris Pamphile
STREET	141 Rue du Martin-Pecheur
CITY, PROVINCE	Terrebonne, QC
POSTAL CODE	J6V 1M4
HOME PHONE	514-373-1959
WORK PHONE	450-651-0981
Cell Phone Purchaser (1)	438-349-3243
Cell Phone Purchaser (2)	514-451-3496
CIVIC	923 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	19
MODEL #	1046
ELEVATION	"B"
MODEL NAME	Hazelwood
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	1046 "B" Hazelwood Std
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$805,000.00
CLOSING DAY	4
CLOSING MONTH, YEAR	June, 2024
CLOSING DATE (MONTH DAY, YEAR)	June 4, 2024
DEPOSIT 1)	55,000
DEPOSIT 2)	
DEPOSIT 3)	
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Chantal J.Sabourin
STREET	964 Notre Dame Street P.O. Box 749
CITY, PROVINCE	Embrun ON
POSTAL CODE	K0A 1W1
PHONE	613-443-5683
<u>SCHEDULE T</u>	
PURCHASER 1	Luckner Cheris
HOME ADDRESS (STREET, CITY, POSTAL CODE)	141 Rue du Martin-Pecheur, Terrebonne QC J6V1M4
HOME PHONE	438-349-3243
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2111 Fernand-Lafontaine Blvd., Longueuil QC J4G2J4
WORK PHONE	450-651-0981
OCCUPATION	Genie Civil Technicien
ID TYPE	Permis de Conduire
ID NUMBER	C6205-061075-06
BIRTH DATE	October 6, 1975
PURCHASER 2	Gina Cheris Pamphile
HOME ADDRESS (STREET, CITY, POSTAL CODE)	141 Rue du Martin-Pecheur, Terrebonne QC J6V1M4
HOME PHONE	514-451-3496
WORK ADDRESS (STREET, CITY, POSTAL CODE)	7401 Rue Hochelaga, Montreal QC H1N 3M5
WORK PHONE	514-251-4000
OCCUPATION	Nurses Assistant
ID TYPE	Permis de Conduire
ID NUMBER	C6214-091178-07
BIRTH DATE	November 9, 1978
PART OF LOT(S)(singles)	19
PLACE SIGNED	Terrebonne
SIGNING DAY	9
SIGNING MONTH	May
SIGNING YEAR	2023
SIGNING DATE (MONTH DAY, YEAR)	May 9, 2023
EMAIL ADDRESS (1)	lucknercheris4@gmail.com
EMAIL ADDRESS (2)	ginapamphile8@gmail.com
DATE: May 2, 2023	

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO:		19	
Reg'd Plan #: 50M-361		MODEL:		1046 "B" Hazelwood Std	
Name(s): Luckner Cheris					
Name(s): Gina Cheris Pamphile					
		BASE PRICE:		\$874,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$23,214.00	
		CREDITS:			
		SUBTOTAL:		\$23,214.00	
		TOTAL:		\$898,114.00	
		PURCHASER OFFER:		\$805,000.00	
		DIFFERENCE:		-\$93,114.00	
Offer accepted by F. Nieuwkoop & Diane Brunet on May 1st, 2023					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$733,628.32
COMMENTS:					
*EXPECTED DATE OF CLOSING:				June 4, 2024	

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 (do not include 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 (do not include 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, 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">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: 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">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none">• a builder 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.)	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, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.

LC

822G

GC

1FPX

Lisa Ballard

From: Place St Thomas
Sent: May 7, 2023 4:57 PM
To: Lisa Ballard
Subject: PST PH7 Lot 19 - APS (DocuSign)
Attachments: PST PH7 19 APS May 9-23 (DOCUSIGN - NOT FINAL).pdf; PST PH7 19 HST Rebate Form May 9-23.pdf

Hi Lisa

The Purchase Agreement for **PST PH7 Lot 19** is ready to be reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST7 19 - APS (May 9-23)".

Schedule B1A will need to be redone once Builder IT is fixed.
Schedule D will need to be redone once Alex gives us the updated file.

Signing date for clients: May 9, 2023
Signing date for Frank: May 9, 2023
Closing Date: June 4, 2024 (Clients cannot close earlier than June)
Deposit: \$5000 cheque at head office, \$50,000 deposit processed from cancelled deal at PST7 lot 23

Purchaser:

Luckner Cheris: lucknercheris4@gmail.com
Gina Cheris Pamphile: ginapamphile8@gmail.com

I'll send it out once everything is ready to go!

Thanks,
Adam

Adam Bowman
New Home Sales Consultant



944 Lucerne Dr., 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.

From: Place St Thomas
Sent: Tuesday, April 11, 2023 2:31 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Shea Village <sheavillage@valecraft.com>; Lisa Ballard <lballard@valecraft.com>
Subject: PST PH7 Lot 3 - Offer
Importance: High

Hi Frank & Diane,

Peggy has agreed to move forward. She will remove items #2, #3, #10 & #17 from her wish list for a total of \$37,930.00.

\$890,000.00 (Final price offered to client)
-\$37,930.00 (upgrades removed)

\$852,070.00 OFFER

Peggy's son is getting married on Saturday so she would like to postpone writing the APS until next week.

- 85,000.00

\$913,951.00 Total

I’m working from home today, so you can email or text/call my cell if you have any questions.

Looking forward to hearing from you!

Adam

Cell: 343-777-3474

Adam Bowman
New Home Sales Consultant

944 Lucerne Dr., Embrun ON K0A 1W0
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

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On Apr 4, 2023 at 6:07 PM, <[Pandj Perrault](mailto:Pandj.Perrault)> wrote:

Hi Adam,

Thank you for the latest upgrade list and pricing of the Murry Bungalow. I’ve reviewed it and I’m willing to offer \$830,000.00 for Option 1 as described in your email below.

Thanks Adam,
Peggy Perrault

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: April 3, 2023 1:39 PM
To: pandj.perrault@xplornet.com
Subject: RE: Upgrade List & Pricing - Murry Bungalow
Importance: High

Hi Peggy,

Great news! The architectural department was able to confirm the additional space around the freestanding tub. I’ve attached the revised quote pricing for your records.

Here are the 2 options:

OPTION 1 – WITH FREESTANDING TUB

\$784,900.00 – Murry Bungalow
\$15,500.00 – Elevation “A”
\$65,000.00 – Ravine Lot 3 Premium
\$133,551.00 – Upgrades with freestanding tub

\$998,951.00 – TOTAL

I’m in the office until 7PM tonight if you have any questions.

Thanks again!
Adam

Office: 613-370-0288

LUCKNER CHERIS
GINA CHERIS PAMPHILE

FOLIO 760 033

051

DATE 2 0 23 - 05 - 25
A A A A M M J J

PAYEZ À
L'ORDRE DE

Valecraft Homes (2019) LTD

-5000-\$

Cinq Mille et 00/100

/100 DOLLARS

Caractéristiques de
sécurité intégrées.
Détails au verso.



Caisse Desjardins du Centre-est Montréal
6955, rue Jean-Talon Est
Montréal Qc H1S 1N2
(514) 725-5050

AccèsD: 1 800 CAISSES
www.desjardins.com

Desjardins
POUR

Buy house

Luckner Chérès

MM

051 3026 10815 7600033 11

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 19 - Phase 7
Model: #1046 The Hazlewood
Date: May 25, 2023
Purchaser: Luckner Cheris
Purchaser: Gina Cheris Pamphile

LUCKNER CHERIS
GINA CHERIS PAMPHILE

FOLIO 780 033

031

DATE 2022-07-24

A A A A M M J J

PAYEZ À
L'ORDRE DE

Valecraft Homes (2019) LTD — 5000-\$
Cinq mille et 00/100 DOLLARS



Desjardins
POUR

Caisse Desjardins du Centre-est Montréal
6955, rue Jean-Talon Est
Montréal Qc H1S 1N2
(514) 725-5050
www.desjardins.com

AccèsD: 1 800 CAISSES

Achat maison

Luckner Cheris

MI

031 3026 15 780 033 11

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 23 - Phase 7
Model: #1046, Hazelwood, Std
Date: Aug 27, 2022

Purchaser: Luckner Cheris
Purchaser: Gina Cheris Pamphile

LUCKNER CHERIS
GINA CHERIS PAMPHILE

FOLIO 760 033

033

DATE 2022-09-08
A A A A M M J J

PAYEZ À
L'ORDRE DE

Valecraft Homes (2019) Limited

20 000 \$

Vingt Mille et 0/100 DOLLARS



Caisse Desjardins du Centre-est Montréal
6955, rue Jean-Talon Est
Montréal Qc H1S 1N2
(514) 725-5050
www.desjardins.com

Accès D: 1 800 CAISSES

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sécurité intégrées.
Détails au verso.

Desjardins
POUR

Dépôt achat maison

Luckner Chérès

MI

033 30261815 760033

LUCKNER CHERIS
GINA CHERIS PAMPHILE

FOLIO 760 033

032

DATE 2022-10-06
A A A A M M J J

PAYEZ À
L'ORDRE DE

Valecraft Homes (2019) Limited

25 000 \$

Vingt Cinq Mille et 0/100 DOLLARS



Caisse Desjardins du Centre-est Montréal
6955, rue Jean-Talon Est
Montréal Qc H1S 1N2
(514) 725-5050
www.desjardins.com

Accès D: 1 800 CAISSES

Caractéristiques de
sécurité intégrées.
Détails au verso.

Desjardins
POUR

Dépôt achat maison

Luckner Chérès

MI

032 30261815 760033

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 23 - Phase 7
Model: #1046, Hazelwood, Std
Date: September 13, 2022

Purchaser: Luckner Chérès
Purchaser: Gina Chérès Pamphile

DS
U

DS
GLP

DS
FN

Lisa Ballard

From: Lisa Ballard
Sent: Monday, October 31, 2022 10:52 AM
To: Place St Thomas
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

I spoke with Frank about this issue this morning. Diane and himself are going to discuss it and let me know how to proceed.

I do know that there is no option for a mutual release from what I gather.

Thanks!

Lisa Ballard



Valecraft
Homes (2019) Limited

1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel (613) 837-1104 x 222 | Fax (613) 837-5901
[website](#)



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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Saturday, October 29, 2022 1:10 PM
To: Lisa Ballard <lballard@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

Please give me a call on Monday. This client has been told by his mortgage broker that he's only pre-approved for a maximum of 650K. He's asked to cancel the purchase agreement.

I sent the email to Frank last week and I believe the purchasers tried calling head office.

Adam Bowman
New Home Sales Consultant



Valecraft
Homes (2019) Limited

944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
[valecraft.com](#)

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From: Lisa Ballard <lballard@valecraft.com>
Sent: Friday, October 28, 2022 8:09 AM
To: Place St Thomas <place-st-thomas@valecraft.com>

Cc: Alex Beckett <abeckett@valecraft.com>

Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

I hope you had a nice weekend 😊. Please let the purchaser know we will need this paperwork not later than end of day on Monday.

I understand their situation, but we need to get their paperwork, prepare, review and process and this will take some time. We have given them 2 full weeks, we need to move forward.

Thanks!

Lisa Ballard



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[website](http://www.valecraft.com)



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From: Place St Thomas <place-st-thomas@valecraft.com>

Sent: Monday, October 24, 2022 12:14 PM

To: Lisa Ballard <lbballard@valecraft.com>

Cc: Alex Beckett <abeckett@valecraft.com>

Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Ok sounds good.

They're definitely moving forward with the purchase of the home & all their B1A upgrades. From the last conversation I had, it was really just the electrical & design upgrades that we're the issue.

I'll let you know as soon as I hear from them. Hopefully we can wrap it up this week.

Thanks!

Adam

From: Lisa Ballard <lbballard@valecraft.com>

Sent: Monday, October 24, 2022 12:01 PM

To: Place St Thomas <place-st-thomas@valecraft.com>

Cc: Alex Beckett <abeckett@valecraft.com>

Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

They are starting to dig this week. Alex inquired on where we were at 😊.

What concerns me is, they will be moving forward with the purchase of the house? No changes to the structural items can be made (if there were any). We may have to ask them to stick to standard for all other items?

Thanks!

Lisa Ballard



Valecraft
Homes (2019) Limited

1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel (613) 837-1104 x 222 | Fax (613) 837-5901
[website](#)



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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Monday, October 24, 2022 11:54 AM
To: Lisa Ballard <lballard@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

The client is still working on financing. I've asked him to update us ASAP.

We can postpone the closing date if the schedule is too tight.

Thanks
Adam

From: Lisa Ballard <lballard@valecraft.com>
Sent: Monday, October 24, 2022 11:45 AM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

Can you please update us on the status on when we will receive the updated 680? We need to get this completed ASAP.

Thank you,

Lisa Ballard



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Orleans, On K1C 6Z7
Tel (613) 837-1104 x 222 | Fax (613) 837-5901
[website](#)



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From: Lisa Ballard
Sent: Tuesday, October 18, 2022 7:25 AM
To: Purchase Orders <PO@valecraft.com>; Alex Beckett <abeckett@valecraft.com>

Cc: Place St Thomas <place-st-thomas@valecraft.com>

Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Good Morning,

No problem, Adam.

Ariel, please remove anything I have sent to you and have it removed from the portal if needed. I will give you new copies of their reduced 680's.

Alex, hoping this is ok. I will grab the paperwork from you and Dan and provide new copies.

Thanks everyone!

Lisa Ballard



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Homes (2019) Limited

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[website](http://www.valecraft.com)



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From: Place St Thomas <place-st-thomas@valecraft.com>

Sent: Monday, October 17, 2022 3:57 PM

To: Lisa Ballard <lballard@valecraft.com>

Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hey Lisa,

Small update for this file. These clients may need to change/remove some upgrades because of the higher interest rates. Their just trying to get something confirmed in writing before signing the final amendment. Hopefully we'll have an answer this week.

I'm going to cancel the Amendment in DocuSign for now, and just re-date everything once I get things confirmed.

Adam Bowman

New Home Sales Consultant



Valecraft
Homes (2019) Limited

944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
[valecraft.com](http://www.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.

From: Place St Thomas

Sent: Wednesday, October 12, 2022 5:15 PM

To: Lisa Ballard <lballard@valecraft.com>

Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

This has been sent. You'll receive a copy once it's complete.

Thanks!

Adam Bowman
New Home Sales Consultant



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valecraft.com

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From: Place St Thomas
Sent: Tuesday, October 11, 2022 4:41 PM
To: Lisa Ballard <lballard@valecraft.com>
Subject: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

The 680, Electrical & Colours for PST PH7 Lot 23 are ready to be re-reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST7 23 – 680 (Oct 12-22)". A copy is also attached.

Signing date for clients: Oct 12th, 2022
Signing date for Frank: Oct 13th, 2022

I can send this out tomorrow afternoon if it's ready, but unfortunately I'm away this weekend but am back on Monday if you'd like me to send it then.

Purchasers:

Luckner Cheris: lucknercheris4@gmail.com
Gina Cheris Pamphile: ginapamphile8@gmail.com

Thanks!
Adam

Adam Bowman
New Home Sales Consultant



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Lisa Ballard

From: Lisa Ballard
Sent: Monday, October 31, 2022 7:35 AM
To: Frank Nieuwkoop
Subject: FW: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Frank,

These purchasers have added the total amount of upgrades. Can they be cancelled?

B1A #1 - \$14, 359.00
B1A # 2 - \$ 16, 353.41

Total \$30, 712.41

Purchase price of \$934,259.00
Balance Owing: \$\$884,259.00

They cannot exceed \$650, 000.00

Can we cancel everything, so we can have another purchaser select a different model for this lot? Are we keeping their deposit?

Please let me know how I should proceed with this mutual release agreement.

Thanks!

Lisa Ballard



1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel (613) 837-1104 x 222 | Fax (613) 837-5901
[website](#)



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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Saturday, October 29, 2022 1:10 PM
To: Lisa Ballard <lballard@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

Please give me a call on Monday. This client has been told by his mortgage broker that he’s only pre-approved for a maximum of 650K. He’s asked to cancel the purchase agreement.

I sent the email to Frank last week and I believe the purchasers tried calling head office.

Adam Bowman
New Home Sales Consultant



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valecraft.com

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From: Lisa Ballard <lballard@valecraft.com>
Sent: Friday, October 28, 2022 8:09 AM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

I hope you had a nice weekend 😊. Please let the purchaser know we will need this paperwork not later then end of day on Monday.

I understand their situation, but we need to get their paperwork, prepare, review and process and this will take some time. We have given them 2 full weeks, we need to move forward.

Thanks!

Lisa Ballard



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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Monday, October 24, 2022 12:14 PM
To: Lisa Ballard <lballard@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Ok sounds good.

They're definitely moving forward with the purchase of the home & all their B1A upgrades. From the last conversation I had, it was really just the electrical & design upgrades that we're the issue.

I'll let you know as soon as I hear from them. Hopefully we can wrap it up this week.

Thanks!
Adam

From: Lisa Ballard <lballard@valecraft.com>
Sent: Monday, October 24, 2022 12:01 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

They are starting to dig this week. Alex inquired on where we were at 🤔.

What concerns me is, they will be moving forward with the purchase of the house? No changes to the structural items can be made (if there were any). We may have to ask them to stick to standard for all other items?

Thanks!

Lisa Ballard



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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Monday, October 24, 2022 11:54 AM
To: Lisa Ballard <lballard@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (Docusign)

Hi Lisa,

The client is still working on financing. I’ve asked him to update us ASAP.

We can postpone the closing date if the schedule is too tight.

Thanks
Adam

From: Lisa Ballard <lballard@valecraft.com>
Sent: Monday, October 24, 2022 11:45 AM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (Docusign)

Hi Adam,

Can you please update us on the status on when we will receive the updated 680? We need to get this completed ASAP.

Thank you,

Lisa Ballard



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From: Lisa Ballard
Sent: Tuesday, October 18, 2022 7:25 AM
To: Purchase Orders <PO@valecraft.com>; Alex Beckett <abeckett@valecraft.com>
Cc: Place St Thomas <place-st-thomas@valecraft.com>
Subject: RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Good Morning,

No problem, Adam.

Ariel, please remove anything I have sent to you and have it removed from the portal if needed. I will give you new copies of their reduced 680's.

Alex, hoping this is ok. I will grab the paperwork from you and Dan and provide new copies.

Thanks everyone!

Lisa Ballard



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Adam Bowman
New Home Sales Consultant



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Purchasers:

Luckner Cheris: lucknercheris4@gmail.com
Gina Cheris Pamphile: ginapamphile8@gmail.com

Thanks!
Adam

Adam Bowman
New Home Sales Consultant



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