

Welcome to Place St. Thomas 3

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on January 13, 2020.

You now have five (5) business days from January 13, 2020 to obtain your Lawyer's & Financing approvals.

On or before January 21, 2020 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 Multi Media locations & all upgrades up to drywall stage must be completed by January 30, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by February 13, 2020 as stated in clause 5 of the Agreement of Purchase and Sale.

Place St. Thomas Sales Office
613-370-0288

VH 2019 Phase 3 Lot 22 – Hamelin/ Pinet

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Tammy Hamelin & Yvon Pinet
STREET	102-448 Centenaire Street
CITY, PROVINCE	Embrun, Ontario
POSTAL CODE	K0A 1W0
HOME PHONE	514-233-7644
WORK PHONE	613-736-6666
Cell Phone Purchaser (1)	514-233-7644
Cell Phone Purchaser (2)	514-795-5154
CIVIC	585 Strasbourg Street
AGREEMENT BLOCK#	
PLAN	50M-338
LOT (BUILDER'S LOT/UNIT)	22
MODEL #	1015
MODEL NAME	Murry
DWELLING (MODEL#, ELEV, OPT)	1015, C, Std
ELEVATION	C
ORIENTATION	Standard
PHASE	3
PROJECT	Place St. Thomas 3
SCHEDULES	
PURCHASER OFFER Formula 123	\$405,223.00
PURCHASER OFFER base+up=Formula 4	
PURCHASER OFFER base=Formula 4	
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer Investment Base =Form 4	
CLOSING DAY	29
CLOSING MONTH, YEAR	October, 2020
CLOSING DATE (MONTH DAY, YEAR)	October 29, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	A. Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Tammy Hamelin
HOME ADDRESS (STREET, CITY, POSTAL CODE)	102-448 Centenaire St., Embrun ON K0A 1W0
HOME PHONE	514-233-7644
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2100 Thurston Dr., Ottawa ON K1G 4K8
WORK PHONE	613-736-6666
OCCUPATION	Accounting/Administrative Assistant
ID TYPE	Driver's Licence
ID NUMBER	H0347-73206-85105
PURCHASER 2	Yvon Pinet
HOME ADDRESS (STREET, CITY, POSTAL CODE)	102-448 Centenaire St., Embrun ON K0A 1W0
HOME PHONE	514-795-5154
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2188 Dunning Road, Cumberland ON K4C 1M1
WORK PHONE	613-850-2754
OCCUPATION	Operations Manager
ID TYPE	Driver's Licence
ID NUMBER	P4485-79006-41226
PART OF LOT(S)(singles)	22
PLACE SIGNED	
EMAIL ADDRESS (1)	tammyvon-hp@hotmail.com
EMAIL ADDRESS (2)	tammyvon-hp@hotmail.com
DATE: October 4, 2019	

SUMMARY OF PRICING - VH2019
Formula 1,2 &3

DATE:

PROJECT: Place St. Thomas 3
Reg'd Plan #: 50M-338
Name(s): Tammy Hamelin
Name(s): Yvon Pinet

LOT NO: 22
MODEL: 1015, C, Std

BASE PRICE: \$396,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$18,323.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$8,323.00

Elevation to Credits with 13% tax included

SUBTOTAL 2:

5.2% TOTAL: \$405,223.00

TOTAL INCLUDING ALL APPLICABLE HST& REBATES: \$407,869.83

PURCHASER OFFER: \$405,223.00

PURCHASER OFFER HST INCLUDED: \$407,869.83

DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to the purchase price.	-\$10,000.00
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PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 2	\$382,676.96
TOTAL INCLUDING ALL APPLICABLE HST:		\$407,869.83
ADDITIONAL HST DUE ON CLOSING:		\$2,646.83

COMMENTS:

*EXPECTED DATE OF CLOSING:

October 29, 2020

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

Owner Formula 1,2 &3
September 9, 2019

Place St Thomas

From: Frank Nieuwkoop
Sent: December-17-19 5:15 PM
To: Place St Thomas
Subject: RE: PST PH3 Lot 22 - Exterior Package - Siding Colour change

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Documents

yes

Frank Nieuwkoop
Director of Sales & Marketing



1455 Youville Drive | Suite 210
Orleans, On | K1C 6Z7
tel (613) 837-1104 x 219 | cell (613) 290-3343 | fax (613) 837-5901
[email](#) | [website](#)

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 <place-st-thomas@valecraft.com>
Sent: December 17, 2019 3:05 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: PST PH3 Lot 22 - Exterior Package - Siding Colour change

Hey Frank,

Just confirming we can swap the exterior siding colour for PST PH3 Lot 22.

Adam B. Bowman
New Home Sales Consultant

605 Bruxelles St., Embrun, ON K0A 1W0
Office: 613.370.0288 Fax: 613.370.0311
www.valecraft.com

From: Valecraft Design Centre
Sent: December-12-19 10:59 AM
To: Place St Thomas; Frank Nieuwkoop
Subject: RE: Exterior Package - Custom Request

Hi Adam,

Esthetically speaking yes it works.

Frank are you alright with this?

Best Regards,

Samar Merhi
Design Consultant



Valecraft Homes Ltd.

Tel: 613-837-2754

From: Place St Thomas
Sent: December 11, 2019 6:54 PM
To: Valecraft Design Centre <design@valecraft.com>
Subject: Exterior Package - Custom Request

Hi Samar,

The clients at PST PH3 Lot 22 (Yvon & Tammy) are wondering if they select package 303 can they change the exterior siding to “Ash” (colour from package 307)?

Adam

Adam B. Bowman
New Home Sales Consultant

605 Bruxelles St., Embrun, ON K0A 1W0
Office: 613.370.0288 Fax: 613.370.0311
www.valecraft.com

Internal B1A

Place St. Thomas - Phase 3

PURCHASERS: Tammy Hamelin and Yvon Pinet

Printed: 21-Dec-19 12:37 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	3	1015 THE MURRY ELEV C	OCT 29 - 20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 87529 16856	1 -	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Bonus of \$10,000.00 has been applied in full to the purchase price.		Each
2 90159 16857	1 -	- BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H		Each
3 90160 16860	1 -	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:		Each
4 90162 16859	1 -	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:		Each
5 90161 16858	1 -	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable		Each
6 90163 16861	1 -	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:		Each
*7 104357 16600	1 -	- Sink Foyer, Den & Laundry Room. Includes Oak step between Foyer and Lower Hallway Note: - Foyer, Den & Laundry Room as per Schedule H. - Does not include any changes to the front/side Exterior Windows	* \$ 2,298.00	Each TO Q-786-3 #21
8 15894	1 -	- LAUNDRY ROOM - Reduce Closet in Den by approxiamtely 2.5 feet. Additional space added to Laundry Room. Standard Ceramic Floor Tile Included. Note: Laundry Room as per Schedule H	\$ 167.00	Each Don Q-786-1 #2
*9 1003 15878	1 -	- FLAT CEILING IN WHOLE HOUSE (BUNGALOW) Note: - Does not include optional additional basement areas - Main Floor Only	* \$ 940.00	Each Don Q-786-1 #1
10 15883	1 -	- DINING ROOM - Delete 3 x AP 2424 Picture Windows in Dining Room and Supply & Install 2 x C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 206). Note: Dining Room as per Schedule H	\$ 487.00	Each Don Q-786-1 #6
*11 104358 16540	1 -	- KITCHEN/DINETTE - Supply & Install lower cabinetry (approx 12" deep) between pantry & patio door. Standard Level Cabinetry & Standard Level Countertop. Please see Sketch 003 - Hamelin Note: - Extension to be same depth as standard pantry. - Kitchen/Dinette as per Schedule H	* \$ 1,845.00	Each TO Q-786-3 #22
12 15888	1 -	- KITCHEN/DINETTE - UPC9-2B. Includes Upgrade to 40IN Uppers with Filler Detail on Upper Kitchen Cabinetry to Upgraded Bulkhead - Approx. 26IN Deep X 10IN High. Level 1 Cabinetry Note: Kitchen as per Schedule H	\$ 2,012.00	Each Don email

Vendor Initials: _____

Purchaser Initials:  

PREPARED BY: Adam Bowman

LOCKED BY:

PE 786-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 3			
PURCHASERS: Tammy Hamelin and Yvon Pinet			Printed: 21-Dec-19 12:37 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	3	1015 THE MURRY ELEV C	Oct 29 -20
ITEM	QTY	EXTRA / CHANGE	PRICE
*13 104359	1	KITCHEN/DINETTE - Upgrade To Level 1 Kitchen Cabinetry including lower cabinetry extension in Dinette.	*\$ 2,438.00
16539		Note: Kitchen/Dinette as per Schedule H	Each TO Q786-3 #23
14 101	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 759.00
15886		Note: Located between built-in pantry & stove. As per Schedule H.	Each
*15 104360	1	KITCHEN/DINETTE - Supply & Install Upgraded Laminate Countertop in Kitchen including Island with Flush Breakfast Bar + Custom extension in Dinette.	*\$ 1,636.00
16541		Note: - Kitchen/Dinette as per Schedule H - Countertop depth approx. 13" in Dinette extension.	Each TO Q786-4 #24
16 30	1	KITCHEN - OTR - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS	\$ 75.00
15889		Note:	Each
17 384	1	GREAT ROOM - FIREPLACE FAN KIT W/LOW VOLTAGE SWITCH (DECORA DEVICE)	\$ 524.00
15884		Note:	Each
18 3139	1	- HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13024 2 TON (INCLUDES GAS ROUGH-IN)	\$ 3,154.00
15895		Note: Location to be determined by Head Office	Each
*19 61671	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,988.00
15896		Note: - 3 1/8" Stained Maple As per Schedule H.	Each TO Q786-3 #17

Sub Total	\$18,323.00
HST	\$0.00
Total	\$18,323.00

Payment Summary

Paid By	Amount
Total Payment:	

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 786-2

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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: