



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on January 30, 2020.

You now have five (5) business days from January 30, 2020 to obtain your Lawyer's & Financing approvals.

On or before, February 7, 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 February 24, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by March 9, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 275- Nasso

K:\SALES\WORD WP\SALESFORMS\ALL SITES\CONGRATS LETTER_RL.doc

July 30, 2018

1455 Youville Drive, Suite 210, Ottawa, ON K1C 6Z7 Tel: (613) 837-1104 Fax: (613) 837-5901

Valecraft.com

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Nicholas Nasso and Melissa Nasso
STREET	654 Moorpark Ave.
CITY, PROVINCE	Kanata, Ontario
POSTAL CODE	K2M 0H8
HOME PHONE	613-884-6824
WORK PHONE	613-748-3000
Cell Phone Purchaser (1)	
Cell Phone Purchaser (2)	613-857-0102
CIVIC	761 Parade Drive
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	275
MODEL #	815
MODEL NAME	Hartin
DWELLING (MODEL#, ELEV, OPT)	815 C Std Hartin
ELEVATION	C
ORIENTATION	Standard
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	
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	10
CLOSING MONTH, YEAR	December, 2020
CLOSING DATE (MONTH DAY, YEAR)	December 10, 2020
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	V.Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	SAM B. GHAWI
STREET	340 MARCH RD SUITE 600
CITY, PROVINCE	KANATA ON
POSTAL CODE	K2K 2E4
PHONE	613 270-8600 x240
<u>SCHEDULE T</u>	
PURCHASER 1	Nicholas Nasso
HOME ADDRESS (STREET, CITY, POSTAL CODE)	654 Moorpark Ave. Kanata, On K2M 0H8
HOME PHONE	613-884-6824
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1200 St. Laurent Blvd. Ottawa, On
WORK PHONE	613-748-3000
OCCUPATION	Underwriter
ID TYPE	Driver Licence
ID NUMBER	N0771-59008-51130
PURCHASER 2	Melissa Nasso
HOME ADDRESS (STREET, CITY, POSTAL CODE)	654 Moorpark Ave. Kanata, On K2M 0H8
HOME PHONE	613-857-0102
WORK ADDRESS (STREET, CITY, POSTAL CODE)	15 Eddy St. Gatineau, Quebec
WORK PHONE	819-994-0044
OCCUPATION	Administrator
ID TYPE	Driver Licence
ID NUMBER	N0771-53708-85723
PART OF LOT(S)(singles)	275
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	nicholas.nasso@gmail.com
EMAIL ADDRESS (2)	
DATE: January 14, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing
Reg'd Plan #: 4M-1589
Name(s): Nicholas Nasso
Name(s): Melissa Nasso

LOT NO: 275
MODEL: 815 C Std Hartin

BASE PRICE: \$579,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$6,306.00

CREDITS: -\$6,306.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1:

Elevation to Credits with 13% tax included

SUBTOTAL 2:

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$579,900.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$579,900.00

PURCHASER OFFER : \$579,900.00

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$534,424.78
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$579,900.00
ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

*EXPECTED DATE OF CLOSING: December 10, 2020

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

Owner if base over max
REV: January 14, 2020

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Nicolas Nasso and Melissa Nasso

Printed: 23-Jan-20 12:10 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
275		2	815 THE HARTIN ELEV C	10-Dec-20
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00		Each
17411	Note:	Total of \$ 10,000-. \$6306.00 has been applied to the purchase price and the remainder \$ 3694 to be taken at the decor appointment		
2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING		Each
17413	Note:			
3 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE		Each
17418	Note:	Excluding Corner Cabinetry Where Applicable		
4 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE		Each
17417	Note:			
5 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)		Each
17416	Note:			
6 86388	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY		Each
17414	Note:			
7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H		Each
17419	Note:	Does Not Include Electrical Rough-Ins		
*8 63464	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 1,452.00	Each
17255	Note:	red oak stained		
9 28245	1	- KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 759.00	Each
17256	Note:	As per Schedule H Between stove + walk-in Pantry		
10 28227	1	- KITCHEN - LOWER CABINETS - EURO CARGO RECYCLE BIN (300MM - 600MM)	\$ 745.00	Each
17257	Note:	As per schedule H On end of island closest to Dinette		
11 104187	1	- KITCHEN - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 813.00	Each
17259	Note:	STANDARD KITCHEN LAYOUT. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. AS PER ATTACHED UPC SKETCH		
12 28249	1	- MAIN BATHROOM - LOWER CABINETS - LOWER AND COUNTER TOP AND MIRROR - PER LINEAR FOOT, STANDARD CABINETRY	\$ 276.00	Each
17262	Note:	price per linear foot. client can upgrade 1 linear foot . STD LIGHT FIXTURE ABOVE MIRROR TO BE CENTERED ABOVE NEW SIZE CABINET/MIRROR Main bathroom As per Schedule H		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 885-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Nicolas Nasso and Melissa Nasso

Printed: 23-Jan-20 12:10 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
275	2	815 THE HARTIN ELEV C	10-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 29014 17263	1	- GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL Note: Does not include venting changes or connection. New dedicated outlet should be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required	\$ 347.00	Each
14 17303	1	- UPGRADE FROM STD DOORS TO CRAFTSMAN II SMOOTH FACE DOORS THROUGHOUT HOUSE (20 DOORS) Note:	\$ 456.00	Each
15 17266	1	- GAS LINE FOR FUTURE BBQ Note: note As per schedule H	\$ 435.00	Each
16 28249 17268	1	- ENSUITE BATH - LOWER CABINETS - LOWER AND COUNTER TOP AND MIRROR - PER LINEAR FOOT, STANDARD CABINETRY Note: price per linear foot. client can upgrade to 1 foot in master bath. STD LIGHT FIXTURE ABOVE MIRROR TO BE CENTERED ABOVE NEW SIZE CABINET/MIRROR As per Schedule H	\$ 276.00	Each
17 40637 17422	1	- KITCHEN - COUNTERTOP - ADD OPTIONAL FLUSH SQUARED BREAKFAST BAR Note: Standard laminate . As per SCHEDULE H	\$ 747.00	Each

Sub Total	\$6,306.00
HST	\$0.00
Total	\$6,306.00

Payment Summary

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

PURCHASER: _____
Nicolas Nasso
DATE 23-Jan-20

VENDOR: _____
PER: Valecraft Homes Limited

PURCHASER: _____
Melissa Nasso
DATE 23-Jan-20

DATE: _____

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 885-2

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Referral Program



This Certificate Entitles: Nicholas Nasso & Melissa Nasso Date: 23012020
D D M M Y Y Y Y

The Amount of: Five Hundred Dollars **\$500.00** Given by: Valecraft Homes Ltd.

Validation by: Victor E Hu



Validation by: ABQ

THIS CERTIFICATE MAY ONLY BE REDEEMED BY THE ORIGINAL RECIPIENT.

SEE REVERSE FOR TERMS AND CONDITIONS.



Referral Program



This Certificate Entitles: Loree-Ann Heard Date: 23012020
D D M M Y Y Y Y

The Amount of: Five Hundred Dollars **\$500.00** Given by: Valecraft Homes Ltd.

Validation by: Victor E Hu



Validation by: ABQ

THIS CERTIFICATE MAY ONLY BE REDEEMED BY THE ORIGINAL RECIPIENT.

SEE REVERSE FOR TERMS AND CONDITIONS.



Valecraft
Homes Ltd.



Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

- Register their intent to purchase a new Valecraft home.
- Sign an agreement to purchase their new Valecraft home within 90 days of registering.

REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME, LAST NAME Loree-Ann Heard		
CURRENT MAILING ADDRESS 1102 Beckett Cres.		
CITY Ottawa	PROVINCE ON	POSTAL CODE K2S 0Y9
COMMUNITY Rothwell Landing	UNIT NUMBER 204	CLOSING DATE Dec. 18/17
PHONE x 613 435-6443	EMAIL ADDRESS x lah66@rogers.com	
SIGNATURE x [Signature]	DATE SIGNED x Dec 7 2019	

PURCHASER (s)		
FIRST NAME, LAST NAME Nicholas Nasso		
FIRST NAME, LAST NAME Melissa Nasso		
COMMUNITY R-L	UNIT NUMBER 2715	CLOSING DATE Dec. 10/2020
NEW ADDRESS 761 Parade Drive		POSTAL CODE K2S 0Z6
PHONE x 613-857-0102	EMAIL ADDRESS x melissa.nasso@outlook.com	
SIGNATURE x [Signature]	DATE SIGNED x Dec. 7 2019	

OFFICE USE ONLY	
DATE COMPLETED Jan 23/20	SALES CONSULTANT Victoria [Signature]
DATE COMPLETED Jan 30/2020	HEAD OFFICE APPROVAL [Signature]

*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential purchaser(s) must enter into an agreement of purchase and sale, and firm up, within 90 days of registration into this program. This agreement of purchase and sale must include the purchaser(s) name indicated on the registration form. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes Ltd reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.