



**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 March 11, 2020.

You now have five (5) business days from March 11, 2020 to obtain your Lawyer's & Financing approvals.

On or before, March 22, 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 March 22, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by March 29, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

**Rathwell Landing Sales Office**  
**613-435-8141**

Lot 273- Horne

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*

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Patrick Albert Horne and Alaina Erin Horne
<b>STREET</b>	1493 Carronbridge Circle
<b>CITY, PROVINCE</b>	Kanata ,On
<b>POSTAL CODE</b>	K2M 0G7
<b>HOME PHONE</b>	613 218-4411
<b>WORK PHONE</b>	613 218-4411
<b>Cell Phone Purchaser (1)</b>	613 218-4411
<b>Cell Phone Purchaser (2)</b>	613 327-3703
<b>CIVIC</b>	757 Parade Dr
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	4M-1589
<b>LOT (BUILDER'S LOT/UNIT)</b>	273
<b>MODEL #</b>	825 4 bed.
<b>MODEL NAME</b>	Bradley
<b>DWELLING (MODEL#, ELEV, OPT)</b>	825 C Std 4 bed Bradley
<b>ELEVATION</b>	C
<b>ORIENTATION</b>	Standard
<b>PHASE</b>	
<b>PROJECT</b>	Rathwell Landing
<b>SCHEDULES</b>	
<b>PURCHASER OFFER Formula 123</b>	
<b>PURCHASER OFFER base+up=Formula 4</b>	
<b>PURCHASER OFFER base=Formula 4</b>	\$615,538.47
<b>Purchaser Offer INVESTMENT Form 123</b>	
<b>Purchaser Offer INVESTMENT Base+up =Form 4</b>	
<b>Purchaser Offer INVESTMENT Base =Form 4</b>	
<b>CLOSING DAY</b>	15
<b>CLOSING MONTH, YEAR</b>	December, 2020
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	December 15, 2020
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	24,000
<b>DEPOSIT 3)</b>	25,000
<b>SALES REPRESENTATIVE</b>	
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	Mary Miller
<b>STREET</b>	Suite 601-300 March Rd
<b>CITY, PROVINCE</b>	Kanata , On
<b>POSTAL CODE</b>	K2K 2E2
<b>PHONE</b>	613 592-6290
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Patrick Albert Horne
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	1493 Carronbridge Cir. Kanata On K2M 0G7
<b>HOME PHONE</b>	613 218-4411
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1 Hines Rd Kanata ,On Suite 110, K2K 3L7
<b>WORK PHONE</b>	613 218-4411
<b>OCCUPATION</b>	VP Client Success
<b>ID TYPE</b>	Passport
<b>ID NUMBER</b>	HB905074
<b>PURCHASER 2</b>	Alaina Erin Horne
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	1493 Carronbridge Cir. Kanata K2M 0G7
<b>HOME PHONE</b>	613 327-3703
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	
<b>WORK PHONE</b>	
<b>OCCUPATION</b>	Homemaker
<b>ID TYPE</b>	Passport
<b>ID NUMBER</b>	HN321055
<b>PART OF LOT(S)(singles)</b>	273
<b>PLACE SIGNED</b>	Ottawa
<b>EMAIL ADDRESS (1)</b>	phorne2@gmail.com
<b>EMAIL ADDRESS (2)</b>	alainaf888@hotmail.ca
<b>DATE: January 14, 2020</b>	



SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing  
Reg'd Plan #: 4M-1589  
Name(s): Patrick Albert Horne  
Name(s): Alaina Erin Horne

LOT NO: 273  
MODEL: 825 C Std 4 bed Bradley

BASE PRICE: \$599,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$24,559.00

CREDITS: -\$10,000.00

Elevation to Credits with 5.2% tax included

SUBTOTAL 1: \$14,559.00

Elevation to Credits with 13% tax included

SUBTOTAL 2: \$15,638.47

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$615,538.47

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$615,538.47

PURCHASER OFFER: \$615,538.47

DIFFERENCE: \$0.00

\$10,000. Decor applied in full  
\$3,000. Loyalty bonus to be taken  
at time of Color Selections.

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$565,963.25
OFFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$615,538.47
ADDITIONAL HST DUE ON CLOSING:			

COMMENTS:

\*EXPECTED DATE OF CLOSING:

December 15, 2020

Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Patrick Albert Horne and Alaina Erin Horne			Printed: 25-Feb-20 6:19 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
18445	Note:	Has been applied in full. Bonus of \$ has been applied to the purchase price	Each
*2 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
18447	Note:		Each
*3 86394	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
18448	Note:		Each
*4 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
18449	Note:		Each
*5 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
18450	Note:		Each
*6 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
18451	Note:	Excluding Corner Cabinetry Where Applicable	Each
*7 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
18452	Note:	Does Not Include Electrical Rough-Ins	Each
8	1	- basement - upgrade to 9 Foot Ceilings in the basement. Ceiling height to be approx. 8ft6". Foyer will be sunken by 1 step to accomodate.	\$ 10,325.00
18453	Note:		Each Dan Q807-18
9	1	- 1- WINDOW- ADD APPROX 56IN X 16IN WINDOW IN THE BASEMENT AS PER SCHEDULE H NOTE SUBJECT TO LIMITING DISTANCE AT SIDE YARD AS PER CURRENT BUILDING CODE	\$ 711.00
18454	Note:		Each
*10 29148	1	- FLAT CEILING IN WHOLE HOUSE	*\$ 1,745.00
18455	Note:	Does not include additional basement areas	Each PST = 1847. Shortly 102. waived
11 41212	1	- ENSUITE - 5PC ENSUITE	\$ 4,514.00
18456	Note:		Each
12	1	- ENSUITE BATH - Ensuite bath - 5pc master ensuiter - delete the 3X5 shower and supply and install an approx 3'x5' white acrylic base with custom clear glass enclosure with pivot door, chrome hardware and builder's standard wall tiles in ensuite bathroom as per scheduleH	\$ 2,350.00
18457	Note:		Each Dan Q807-857



Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

Printed: 25-Feb-20 6:19 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13	1	ENSUITE BATH - 1-Ensuite bath - upgrade master ensuite tub to be free standing soaker tub Maax Optik 6636F with white Acrylic side drain as per schedule H	\$ 2,484.00	Each
18458		Note:		
14	1	MAIN BATHROOM - Main Bathroom - move the toilet in front of the window beside the tub, and enlarge the vanity to have two sinks with a bank of drawers in between as per schedule H	\$ 2,430.00	Each
18459		Note:		

15 Loyalty bonus \$3000. to be taken at time of Color selections.

Sub Total	\$24,559.00
HST	\$0.00
Total	\$24,559.00

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

PURCHASER:

Patrick Albert Horne

25-Feb-20

DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER:

Alaina Erin Horne

25-Feb-20

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Valecraft  
Homes Ltd.



# Loyalty Rewards Program



**Enjoy a \$3,000 décor bonus if you've already lived in and loved a new Valecraft home.**

At Valecraft Homes, we believe in showing our appreciation to our repeat customers.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Loyalty Reward Program gives you the opportunity to upgrade your next new Valecraft home.

If you purchase a new Valecraft home, you'll receive a \$3,000 décor bonus as a thank you.

## HOW IT WORKS:

To qualify for the Loyalty Rewards Program, you must:

- Register your 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 Loyalty Rewards Program, fill in the form below and submit it to a Valecraft Homes Sales Consultant.

### PURCHASER

FIRST NAME, LAST NAME

Patrick A. Hayne

CURRENT MAILING ADDRESS

757 Parade Drive

CITY

OTTAWA

PROVINCE

ONT

POSTAL CODE

K2S 0Z6

COMMUNITY

Rathwell Landing

UNIT NUMBER

273

PHONE

613 - 218 - 4411

E-MAIL ADDRESS

phorne2@gmail.com

### PREVIOUS VALECRAFT ADDRESS

CIVIC ADDRESS

1493 Carronbridge, Kanata ON K2M-0G7

UNIT NUMBER

I 92

COMMUNITY

Trailwest

### OFFICE USE ONLY

DATE COMPLETED

DATE COMPLETED

March 11/2020

SALES CONSULTANT APPROVAL

HEAD OFFICE APPROVAL

ABH

Welcome back! We appreciate your loyalty to Valecraft Homes Ltd. Please enjoy a \$3,000 design centre bonus to enhance your next experience. 1.) To be eligible, you must currently own and reside in a Valecraft home. That includes any Valecraft home community, not only the one you are interested in. 2.) Homeowners need to register on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) During this first visit, a guest registration card and a loyalty program form must be filled out in its entirety. 4.) Following registration, the purchase(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. 5.) Broker referrals do not apply in conjunction with the loyalty program. 6.) Homeowners would receive an additional \$3,000 décor bonus, to be indicated on the original agreement of purchase and sale, and applied to the final total of the home including taxes. 7.) The loyalty program includes all applicable taxes at a rate of 5.2%. 8.) Valecraft Homes Ltd reserves the right to alter or cancel the loyalty program in whole or in part, and at any time, at their sole and absolute discretion.

Valecraft.com