



Valecraft
Homes Ltd.

Exceeding
Expectations
Since 1982

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on June 11, 2020.

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

On or before, June 19, 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 June 19, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by July 6, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 302 – Pronin & Prosvirina

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

July 30, 2018

1455 Youville Drive, Suite 210, Orleans, ON K1C 6Z7 Tel: (613) 837-1104 Fax: (613) 837-5901 *Valecraft.com*

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Aleksei Pronin and Oksana Prosvirina ✓✓
STREET	669 Parade Drive ✓✓
CITY, PROVINCE	Stittsville, On ✓✓
POSTAL CODE	K2S 0Z3 ✓✓
HOME PHONE	343 998-8504
WORK PHONE	343 996-8997
Cell Phone Purchaser (1)	343 996-8997
Cell Phone Purchaser (2)	343 998-8504
CIVIC	149 Hickstead Way ✓✓
AGREEMENT BLOCK#	
PLAN	4M-1589 ✓✓
LOT (BUILDER'S LOT/UNIT)	302 ✓✓
MODEL #	1046 LO ✓✓
MODEL NAME	Hazelwood ✓✓
DWELLING (MODEL#, ELEV, OPT)	1046 LO B Std Hazelwood ✓✓
ELEVATION	B ✓✓
ORIENTATION	Standard ✓✓
PHASE	
PROJECT	Rathwell Landing ✓✓
SCHEDULES	
PURCHASER OFFER Formula 123	
PURCHASER OFFER base+up=Formula 4	
PURCHASER OFFER base=Formula 4	\$662,471.40
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	13 ✓
CLOSING MONTH, YEAR	May , 2021 ✓
CLOSING DATE (MONTH DAY, YEAR)	May 13, 2021 ✓✓
DEPOSIT 1)	1,000 ✓
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Aleksei Pronin ✓✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	669 Parade Drive , Stittsville On K2S 0Z3 ✓✓
HOME PHONE	343 998-8504
WORK ADDRESS (STREET, CITY, POSTAL CODE)	n/a
WORK PHONE	343 996-8997
OCCUPATION	Self- employed - Construction
ID TYPE	Driver Licence ✓✓
ID NUMBER	P7546-01807-91209 ✓✓
PURCHASER 2	Oksana Prosvirina ✓✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	669 Parade Drive , Stittsville On K2S 0Z3 ✓✓
HOME PHONE	343 998-8504
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1447 Woodroffe Ave Ottawa
WORK PHONE	613 225-0037
OCCUPATION	Law Clerk -Litigation
ID TYPE	Driver Licence ✓✓
ID NUMBER	P7582-60208-35801 ✓✓
PART OF LOT(S)(singles)	302 ✓
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	sunnymantle@gmail.com
EMAIL ADDRESS (2)	redmaplecountry@gmail.com
DATE: January 14, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing

Reg'd Plan #: 4M-1589

Name(s): Aleksei Pronin

Name(s): Oksana Prosvirina

LOT NO: 302

MODEL: 1046 LO B Std Hazelwood

BASE PRICE: \$625,900.00

ELEVATION: \$6,500.00

LOT PREMIUM: \$5,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$32,547.00

CREDITS: -\$10,000.00

SUBTOTAL 1: \$34,047.00

SUBTOTAL 2: \$36,571.40

Elevation to Credits with 5.2% tax included

Elevation to Credits with 13% tax included

BASE PRICE ABOVE MAX+ SUBTOTAL 2: \$659,947 \$662,471.40

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$659,947 \$662,471.40

PURCHASER OFFER: \$659,947 \$662,471.40

DIFFERENCE: \$0.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$605,262.83	\$607,496.81
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$659,947	\$662,471.40
ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING: May 13, 2021

1455 YOVILLE 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: Aleksei Pronin and Oksana Prosvirina			Printed: 26-May-20 8:18 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
302	2	1046 THE HAZELWOOD ELEV B	13-May-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
19802	Note:	Has been applied in full. <i>to the purchase price.</i>	Each
2	1	- additional loyalty bonus of \$ 3000.00 has been used in full	-\$3,000.00
19803	Note:		Each
*3 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00
19804	Note:		Each
*4 86354	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
19805	Note:		Each
*5 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
19806	Note:		Each
*6 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
19807	Note:		Each
*7 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
19808	Note:	Excluding Corner Cabinetry Where Applicable	Each
*8 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
19809	Note:	Does Not Include Electrical Rough-Ins	Each
*9 35541	1	- ENSUITE - 5PC ENSUITE	*\$ 5,006.00
19810	Note:	as per attached schedule H	Each
10	1	- BEDROOM 5 - Re-design Bed 5 into open loft c/w std curved oak railing and natural oak hardwood flooring. Note closet from Bed 5 to be relocated to Bed 4. As per attached Schedule H	\$ 4,303.00
19811	Note:		Each
11	1	- Upgrade std curved oak railing in new loft to oak modern 3 1/2" modern posts, contemporary handrail and gunn metal square spindles	\$ 1,066.00
19817	Note:		Each
12	1	- Provide for optional second floor laundry. Note existing laundry on main floor to be deleted and laundry tub to be relocated in the basement. As per schedule H attached	\$ 1,340.00
19812	Note:		Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Victoria Hum
LOCKED BY:
PE 1.002-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Aleksei Pronin and Oksana Prosvirina

Printed: 26-May-20 8:18 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
302		2	1046 THE HAZELWOOD ELEV B	13-May-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 101128 19814	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note:	*\$ 3,999.00	Each ✓ Q 1002-2 #14
*14 94988 19816	1	- RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES Note: In all Standard Areas.	*\$ 2,996.00	Each ✓ Q 1002-2 #15
15 19818	1	- Dining Room - Delete the 3 existing fixed windows approx 24"x 24" and install 2 new 24"x72 " fixed windows Note: As per attached schedule H ✓✓	\$ 140.00	Each ✓ Q 1002-2 #16
*16 78584 19819	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS Note: as per attached schedule H ✓✓	*\$ 5,350.00	Each ✓ Q 1002-2 #17
*17 35601 19822	1	- HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13036 3 TON Note: Location to be determined by Head Office	*\$ 4,121.00	Each ✓
18 19823	1	- Loft - Upgrade std oak natural hardwood flooring to 6 1/4" Estate Stained Note: As per schedule H attached ✓✓	\$ 1,261.00	Each ✓ Q 1002-2 #19
19 19827	1	- GREAT ROOM - Upgrade std fireplace in Great Room to Napoleon BL46NTE c/w Topaz Crystalline Ember Bed, Electronic Ignition, Battery Back-Up and 4 Sided Black Trim. Note:	\$ 1,860.00	Each ✓ Q 1002-3 #21
20 19828	1	- MUDROOM - Delete walk in closet in Mudroom area and relocate Powder Room in the space. Add for closet c/w 3 sliding doors in the previous laundry area. See attached sketch. ✓ Note: note delete the door from the hallway to mudroom ✓	\$ 450.00	Each ✓ Q 1002-3 #22
21 109890 19834	1	- COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC Note:	\$ 1,120.00	Each ✓✓
22 81369 19835	1	- COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM Note:	\$ 607.00	Each ✓✓
23 19836	1	- Provide for smooth ceiling throughout finished areas Note:	\$ 1,928.00	Each ✓ Q 1002-4 #29

Sub Total\$32,547.00

HST\$0.00

Total\$32,547.00

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,002-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Aleksei Pronin and Oksana Prosvirina			Printed: 26-May-20 8:18 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
302	2	1046 THE HAZELWOOD ELEV B	13-May-21
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

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

PURCHASER:	_____	<u>26-May-20</u>	VENDOR:	_____
	Aleksei Pronin	DATE		PER: Valecraft Homes Limited
PURCHASER:	_____	<u>26-May-20</u>	DATE:	_____
	Oksana Prosvirina	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 ALEKSEI PRONIN & OKSANA PRONIN	
CURRENT MAILING ADDRESS 149 HICKSTEAD WAY	
CITY OTTAWA	PROVINCE ON
COMMUNITY RATHWELL LANDING	UNIT NUMBER 302
PHONE 343-918-8504	E-MAIL ADDRESS redmaplecountry@gmail.com
PREVIOUS VALECRAFT ADDRESS	
CIVIC ADDRESS 669 PARADE DRIVE	
UNIT NUMBER 341	COMMUNITY RATHWELL LANDING
OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT APPROVAL
DATE COMPLETED June 11, 2020	HEAD OFFICE APPROVAL

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 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. 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