



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 29, 2020.

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

On or before, July 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 July 16, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by July 30, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 265 – Cordina

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)	Margherita Cordina and Christopher Cordina ✓
STREET	595 Parade Drive ✓
CITY, PROVINCE	Stittsville, On. ✓
POSTAL CODE	K2S 0Y3 ✓
HOME PHONE	613.796.9808
WORK PHONE	613.796.9808
Cell Phone Purchaser (1)	613.796.9808
Cell Phone Purchaser (2)	613.324.9809
CIVIC	740 Parade Drive ✓
AGREEMENT BLOCK#	
PLAN	4M-1589 ✓
LOT (BUILDER'S LOT/UNIT)	265 ✓
MODEL #	1030 - W/O ✓
MODEL NAME	The Nash ✓
DWELLING (MODEL#, ELEV, OPT)	1030,"A",Rev.,W/O ✓
ELEVATION	"A" ✓
ORIENTATION	Reverse ✓
PHASE	
PROJECT	Rathwell Landing ✓
SCHEDULES	
PURCHASER OFFER Formula 123	#REF!
PURCHASER OFFER base+up=Formula 4	#REF!
PURCHASER OFFER base=Formula 4	\$746,247.00
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	23 ✓
CLOSING MONTH, YEAR	June, 2021 ✓
CLOSING DATE (MONTH DAY, YEAR)	June 23, 2021 ✓
DEPOSIT 1)	1,000 ✓
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Patrick Aubry
STREET	320-1335 Carling Ave.
CITY, PROVINCE	Ottawa, On.
POSTAL CODE	K1Z 8N8
PHONE	613.725.3723
<u>SCHEDULE T</u>	
PURCHASER 1	Margherita Cordina ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	595 Parade Drive, Stittsville, K2S 0Y3 ✓
HOME PHONE	613.796.9808
WORK ADDRESS (STREET, CITY, POSTAL CODE)	595 Parade Drive, Stittsville, K2S 0Y3
WORK PHONE	613.796.9808
OCCUPATION	Consultant
ID TYPE	Drivers Licence ✓
ID NUMBER	C6576-51807-95301
PURCHASER 2	Christopher Cordina ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	595 Parade Drive, Stittsville, K2S 0Y3 ✓
HOME PHONE	613.324.8909
WORK ADDRESS (STREET, CITY, POSTAL CODE)	595 Parade Drive, Stittsville, K2S 0Y3
WORK PHONE	613.324.8909
OCCUPATION	Construction/Surveyor
ID TYPE	Drivers Licence ✓
ID NUMBER	C6576-12407-50717 ✓
PART OF LOT(S)(singles)	
PLACE SIGNED	
EMAIL ADDRESS (1)	maggiecordina@gmail.com
EMAIL ADDRESS (2)	christophercordina@yahoo.ca
DATE: January 14, 2020	

SUMMARY OF PRICING
Owner if base over max

DATE:

PROJECT: Rathwell Landing
Reg'd Plan #: 4M-1589
Name(s): Margherita Cordina
Name(s): Christopher Cordina

LOT NO: 265
MODEL: 1030,"A",Rev.,W/O

BASE PRICE: \$619,900.00

ELEVATION: \$8,500.00

LOT PREMIUM: \$59,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: ~~\$68,847.00~~ **\$73,951.63**

CREDITS: -\$10,000.00

SUBTOTAL: ~~\$126,347.00~~ **\$131,451.63**

BASE PRICE ABOVE MAX+ SUBTOTAL: ~~\$746,247.00~~ **\$751,351.63**

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$746,247.00

PURCHASER OFFER : ~~\$746,247.00~~ **\$751,351.63**

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$681,634.51 \$686,151.88	
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$746,247.00	
	ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING: June 23, 2021

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

Owner if base over max

Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Margherita Cordina and Christopher Cordina			Printed: 22-Jun-20 10:44 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
265	2	1030 THE NASH ELEV A - WALK OUT BASEMENT	23-June-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87523 19409	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Has been applied in full. <i>to the purchase price.</i>	\$ 0.00
*2 90190 19226	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00
*3 86339 19227	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note:	\$ 0.00
*4 90187 19228	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00
*5 90189 19229	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00
*6 90186 19230	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins	\$ 0.00
*7 34004 20242	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: As per Schedule H	*\$ 8,805.00
8 19663	1	- BASEMENT - Supply and install approx 48"x60" 2 panel casement window with one operator on the back exterior wall in the unfinish area in basement. Note: See attached schedule H-1	\$ 1,635.00
9 19234	1	- Enlarge the std walk out deck from 12'X9" to approx 14' X11" Note: see attached schedule H-2	\$ 3,170.00
10 19237	1	- PROVIDE FOR AN ADDITIONAL DECK OFF OF DINETTE C/W LANDING AND STAIRS DONE. EXISTING WINDOW IN DINETTE TO BE REPLACED WITH APPROX 6FT PATIO DOOR <i>To grade.</i> Note: see attached schedule H-2	\$ 10,209.00
11 19235	1	- GREAT ROOM - Extend the fireplace wall to approx 8ft and center the fireplace Note: see attached schedule H-2 <i>approx. same length of study back wall.</i>	\$ 925.00
12 19236	1	- Redesign the Pantry, Laundry Room and Powder Room by decreasing the pantry by approx 1' and move the laundry and powder room up and put the additional space to the closet area to create a walk in closet. Note: see attached schedule H-2 <i>laundry tub in Basement relocated to revised laundry area.</i>	\$ 680.00

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 971-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Margherita Cordina and Christopher Cordina

Printed: 22-Jun-20 10:44 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
265	2	1030 THE NASH ELEV A - WALK OUT BASEMENT	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 34008	*1	ENSUITE BATH - ENSUITE - 5PC ENSUITE	*\$ 6,139.00	Each ✓
19414	Note:	See attached schedule H-3 ✓ *** NOTE ADDED HALF WALL BESIDE TOILET AND WINDOW TO BE CENTERED ***		Quote 971-2 #13
14 19239	1	MASTER BEDROOM - RE-DESIGN THE MASTER BEDROOM, WALK IN CLOSET AND ENSUITE AS PER ATTACHED schedule H-3 Note: Includes relocation of SPC to side wall, splitting wic in two (his & hers) @	\$ 1,940.00	Each ✓ Quote 971-2 #14
15 19241	1	MAIN BATHROOM - Remove the linen closet from the bathroom and install a door from Main Bathroom to Bedroom # 3, door to be max 24" wide. Note: *** SEE ATTACHED schedule H-3 ✓	\$ 150.00	Each ✓ Quote 971-2 #15
16 19411	1	STUDY - PROVIDE FOR 2 FIXED SINGLE PANE WINDOWS APPROX 24"X24" IN WALL BETWEEN DEN AND DINING ROOM Note: see attached schedule H-2 ✓	\$ 1,290.00	Each ✓ Quote 971-2 #16
*17 111401 20245	1	CEILING - CATHEDRAL CEILING IN DINETTE Note: As per Schedule H-2 ✓	*\$ 875.00	Each ✓ Quote 971-3 #17
18 19413	1	KITCHEN - PROVIDE OPTIONAL KITCHEN LAYOUT #2 Note: see attached sketch dated june 20,2020 ✓	\$ 150.00	Each ✓ Quote 971-3 #18
*19 34099 19838	1	STAIRS - BASEMENT - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. see schedule H-1 ✓	*\$ 3,767.00	Each ✓ Quote 971-3 #19
*20 101068 19839	1	STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: see attached schedule H-3 ✓	*\$ 3,995.00	Each ✓ Quote 971-3 #20
21 19905	1	BASEMENT - Rec Room - Enlarge the standard recreation room for the walk out to included the unfinish area under the Dinette and add a wall and door to enclose the mechanical room from the unfinish area. See attached Schedule H-1 ✓ Note: *** Revised layout from previously priced out ***	\$ 9,683.00	Each ✓ Quote 971-3 #21
22 19929	1	BEDROOM 2 - PROVIDE FOR A 3PC BATHROOM C/W VANITY, TOILET AND NEO ANGLE SHOWER (APPROX 38" BASE, STD CERAMIC WALL TILES AND SILHOUETTE CLEAR SHOWER DOOR) OFF OF BEDROOM #2 (NOTE LINEN CLOSET TO BE DELETED, WIDTH OF BED 3 REDUCED AND RELOCATION OF BOTH WIC) Note: *** SEE ATTACHED Schedule H-3 ✓ @ front of house. Clients acknowledge & accept where	\$ 10,846.00	Each ✓ Quote 971-3 #22
23 20048	1	DELETE SOD UNDER BOTH REAR DECKS AND SUPPLY AND INSTALL CRUSHED STONE Note: work no longer be only 1 inch close to	\$ 380.00	Each ✓ Quote 971-3 #23
24 28249 20140	1	LOWER CABINETS - VANITY AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY Note: kitchen island increase to approx 7' As per schedule H-2 ✓	\$ 308.00	Each ✓ Quote 971-3 #24

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Victoria Hum

LOCKED BY:

PE 971-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Margherita Cordina and Christopher Cordina			Printed: 22-Jun-20 10:44 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
265	2	1030 THE NASH ELEV A - WALK OUT BASEMENT	
ITEM	QTY	EXTRA / CHANGE	PRICE
25	1	1 - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	\$ 1,263.00
28994			Each
20142		Note: Subject to limiting distance at side yard as per Current Building Code Schedule H-1	
26	1	1 - MAIN BATHROOM - PROVIDE FOR OPERATING SINGLE CASEMENT WINDOW APPROX 24"X24" as per schedule H -3	\$ 879.00
19849		Note: NOTE: Subject to limiting distance at side yard s per Current Building Code	Each
27	1	1 - POWDER ROOM - PROVIDE FOR OPERATING SINGLE CASEMENT WINDOW APPROX 24"X24" Asper schedule H -2	\$ 879.00
20243		Note: NOTE: Subject to limiting distance at side yard s per Current Building Code	Each
28	1	1 - LAUNDRY ROOM - PROVIDE FOR OPERATING SINGLE CASEMENT WINDOW APPROX 24"X24" As per schedule H -2	\$ 879.00
20244		Note: NOTE: Subject to limiting distance at side yard s per Current Building Code	Each

Sub Total	\$68,847.00
HST	\$0.00
Total	\$68,847.00

Convert. ÷ 5.2% × 13% .
\$73,951.62.

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

Margherita Cordina

22-Jun-20

DATE

PURCHASER:

Christopher Cordina

22-Jun-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	