



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 July 29, 2020.

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

On or before, August 9, 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 August 23, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by September 7, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 276 – Mendoza

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July 30, 2018

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Marlon G. Mendoza and Emelyn Humbe Mendoza
STREET	601 Parade Dr.,
CITY, PROVINCE	Stittsville, ON.
POSTAL CODE	K2S 0Y5
HOME PHONE	613.890.3023
WORK PHONE	613.591.3131
Cell Phone Purchaser (1)	613.890.3023
Cell Phone Purchaser (2)	
CIVIC	761 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	276
MODEL #	830
MODEL NAME	Butler
DWELLING (MODEL#, ELEV, OPT)	830 "B""Rev"
ELEVATION	"B"
ORIENTATION	Reverse
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	#REF!
PURCHASER OFFER base+up=Formula 4	#REF!
PURCHASER OFFER base=Formula 4	\$663,749.00
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	29
CLOSING MONTH, YEAR	July, 2021
CLOSING DATE (MONTH DAY, YEAR)	July 29, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	30,962
DEPOSIT 3)	31,962
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Thomas Peters
STREET	1450 Stittsville Main St.
CITY, PROVINCE	Stittsville, ON.
POSTAL CODE	K2S 0R8
PHONE	(613) 831-5585
<u>SCHEDULE T</u>	
PURCHASER 1	Marlon G. Mendoza
HOME ADDRESS (STREET, CITY, POSTAL CODE)	601 Parade Dr., Stittsville, K2S 0Y5
HOME PHONE	613.890.3023
WORK ADDRESS (STREET, CITY, POSTAL CODE)	36 Steacie Dr., Ottawa, K2K 2A9
WORK PHONE	613.591.3131
OCCUPATION	RF Engineering Technician
ID TYPE	Drivers Licence
ID NUMBER	M2516-52247-70203
PURCHASER 2	Emelyn Humbe Mendoza
HOME ADDRESS (STREET, CITY, POSTAL CODE)	601 Parade Dr., Stittsville, K2S 0Y5
HOME PHONE	613.890.3023
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1821 Robertson Rd., Ottawa, K2H 8X3
WORK PHONE	613.820.8880
OCCUPATION	Dental Assistant
ID TYPE	Drivers Licence
ID NUMBER	M2516-22248-45530
PART OF LOT(S)(singles)	276
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	pinoybuff@hotmail.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): Marlon G. Mendoza
Name(s): Emelyn Humbe Mendoza

LOT NO: 276
MODEL: 830 "B""Rev"

BASE PRICE: \$595,900.00

ELEVATION: \$7,000 \$6,500.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$68,738.00 \$71,349.00

CREDITS: -\$10,000.00

SUBTOTAL: \$65,738.00 \$67,849.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$661,638 \$663,749.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$661,638 \$663,749.00

PURCHASER OFFER: \$661,638 \$663,749.00

DIFFERENCE:

Additional deposit. 1/2 27,949 - 13924.50 (6962.25)

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$606,759.21	\$608,627.43
FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:				\$663,749.00
ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING: July 29, 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: Marlon G. Mendoza and Emelyn Humbe Mendoza

Printed: 12-Jul-20 10:56 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
276	2	830 THE BUTLER ELEV B	29-Jul-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
21131	Note:	Has been applied in full. <i>to the purchase price.</i>		
2	1	- POTLIGHTS - 4 EXTERIOR ON SINGLE SWITCH.	\$ 1,192.00	Each
20282	Note:	<i>AS PER SCHEDULE H.</i> *** CLIENTS TO INDICATE DESIRED LOCATION TO BE SUBMITTED FOR APPROVAL ***		<i>Q1001-1 #1</i>
3	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD 3 1/8" STAINED - STANDARD AREAS	\$ 1,287.00	Each
20377	Note:	<i>AS PER SCHEDULE H.</i>		<i>Q1001-1 #4</i>
4	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD 3 1/8" STAINED - DEN	\$ 1,996.00	Each
20379	Note:	<i>AS PER SCHEDULE H.</i>		<i>Q1001-1 #6</i>
*5 101176	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL <i>Stained</i> HARDWOOD ON LANDING	*\$ 4,920.00 <i>\$5036</i>	Each
20605	Note:	<i>AS PER SCHEDULE H.</i>		
6 101177	1	- STAIRS - UPPER - OAK VENEERED STRINGERS STAINED SAME COLOUR AS RAILING ON STAIRCASE	\$ 646.00	Each
20289	Note:	<i>Delete #6</i>		
7 93107	1	- RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES	\$ 2,619.00	Each
20290	Note:	*** CLIENT TO INDICATE ON COLOUR SHEET IF THEY WANT POSTS WITH ROUTED TOP OR CAP ***		
8 28245	1	- LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 832.00	Each
20291	Note:	<i>AS per attached sketch</i>		
9 28152	1	- HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 616.00	Each
20292	Note:	Does not include modifications to cabinetry or electrical for new microwave location		
10 90818	1	- CABINETS - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP	\$ 166.00	Each
20293	Note:	<i>as per attached sketch</i>		
11	1	- KITCHEN/DINETTE - OPTIONAL EXTENDED PANTRY NUMBER 2 - IN DINETTE AREA. - STANDARD CABINETS.	\$ 7,517.00	Each
20294	Note:	<i>AS PER SKETCH</i>		<i>Q1001-2 #13</i>
12 41405	1	- BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	\$ 16,563.00	Each
20318	Note:	<i>AS PER SCHEDULE H.</i> *** SEE ATTACHED SKETCH ***		<i>Q1001-3 #18</i>

Vendor Initials: Purchaser Initials:

PREPARED BY: Victoria Hum
LOCKED BY:
PE 1,001-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Rathwell Landing - Phase 2

PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendo

Printed: 12-Jul-20 10:56 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
276		2	830 THE BUTLER ELEV B	29-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 41402 20317	1	- 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 ✓	\$ 10,388.00	Each ✓ Q1001-2 #19
14 20322	1	- BASEMENT - INSTALL WET BAR IN FINISHED REC ROOM, INCLUDES LOWER CABINETS, COUNTER TOP, SINK, AND ELECTRICAL FOR FUTURE FRIDGE. IN BUILDER STANDARD MATERIALS (NOTE NO UPPERS OR BACKSPLASH) AS PER SCHEDULE H. Note: *** REGINOX RSL2020/7 SINGLE BOWL WET BAR SINK INCLUDING CHROME FAUCET ***	\$ 3,199.00	Each ✓ Q1001-3 #20
15 41446 20335	1	- COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN C/W FLUSH BREAKFAST BAR Note:	\$ 7,306.00	Each ✓
16 28957 20740	1	- GREAT ROOM - CONDUIT FOR AUDIO/VIDEO CABLES - OFF - SET RUN 2IN PVC CONDUIT WITH WALL PLATE Note: Approx. 72" from floor above fireplace	\$ 278.00	Each ✓
17 20741	1	- GREAT ROOM - UPGRADE STD GAS FIREPLACE TO A NAPOLEON LINEAR GAS FIREPLACE (BL46NTE W / TOPAZ CRYSTALLINE EMBER BED, 4 SIDED BLACK TRIM, ELECTRONIC IGNITION & BATTERY BACK-UP) FIREPLACE TO BE RAISED APPROX 18"-24" OFF FLOOR. STD MANTLE AND CERAMIC FACING TO BE DELETED Note: *** NOTE BOTH WINDOWS ON EACH SIDE OF THE EXISTING FIREPLACE NEED TO BE REDUCED IN WIDTH TO ACCOMODATE WIDER FIREPLACE ***	\$ 1,310.00	Each ✓ Q1001-4 #25
*18 28470 21092	1	- POT LIGHT - QTY 4 X 4IN LED WHITE BAFFLE POT LIGHT Note:	*\$ 776.00	Each
19 20748	20	- DOORS- INTERIOR - CONMORE STYLE DOOR. THROUGHOUT (PRICE IS PER DOOR) Note:	\$ 700.00	✓ Q1001-5 #34
20 111581 20752	1	- KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD CABINETS AND BACKSPLASH Note: As per Schedule H ✓	\$ 150.00	Each ✓
21 104258 21098	1	- CABINETS - UPC9-2B - BUILDER'S STANDARD CABINETS - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinets upgraded wood doors will have center style *** OPTIONAL KITCHEN LAYOUT ***	\$ 1,092.00	Each ✓
22 21099	1	- PROVIDE FOR CROWN MOULDING #5180 IN KITCHEN/DINETTE, GREAT ROOM AND DINING ROOM Delete #22	\$ 2,081.00	Each X ✓ Q1001-5 #40
23 20762	1	- ENSUITE BATH - ADD ADDITIONAL STD SINK IN MASTER BEDROOM, ENLARGE EXISTING MIRROR AND PROVIDE FOR LARGER LIGHT FIXTURE CENTERED OVER VANITY. Note: AS PER SCHEDULE H	\$ 779.00	Each ✓ Q1001-6 #42
24 20763	1	- ENSUITE BATH - INCREASE VANITY APPROX 3FT AND ADD ADDITIONAL SINK, ENLARGE EXISTING MIRROR AND PROVIDE LARGER LIGHT FIXTURE CENTERED OVER VANITY Note: AS PER SCHEDULE H	\$ 1,800.00	Each ✓ Q1001-6 #43

Vendor Initials: Purchaser Initials:

PREPARED BY: Victoria Hum
LOCKED BY:
PE 1,001-2
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Rathwell Landing - Phase 2

PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendo *za*

Printed: 12-Jul-20 10:56 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
276		2	830 THE BUTLER ELEV B	29-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25 28992	1	- WINDOW -ADD APPROX 56IN X 24IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	\$ 830.00	Each
21213	Note:	Subject to limiting distance at side yard as per Current Building Code		✓ Q 1001-6 #44
26 20767	1	- KITCHEN - STANDARD CABINETRY FOR 30INCH GAS COOKTOP.	\$ 686.00	Each
20767	Note:	Purchaser to provide details on appliance. *** NOTE THIS PRICE IS FOR CABINETRY ONLY, ADDITIONAL CHARGES FOR ELECTRICAL MAY BE REQUIRED ONCE SPECS FOR APPLIANCE HAS BEEN RECEIVED, GAS LINE NOT INCLUDED AS WELL *** AS PER SCHEDULE H.		✓ Q 1001-6 #47
27 20768	1	- KITCHEN - STANDARD CABINETRY FOR WALL OVEN/MICROWAVE COMBINATION.	\$ 1,620.00	Each
20768	Note:	Purchaser to provide details on appliance *** NOTE THIS PRICE IS FOR CABINETRY ONLY, ADDITIONAL CHARGES FOR ELECTRICAL MAY BE REQUIRED ONCE SPECS FOR APPLIANCE HAS BEEN RECEIVED ***		✓ Q 1001-7 #48
*28 90190	1	- STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	\$ 0.00	Each
21132	Note:			✓
*29 86396	1	- STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00	Each
21133	Note:			✓
*30 90187	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00	Each
21134	Note:			✓
*31 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
21135	Note:			✓
*32 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
21136	Note:	Excluding Corner Cabinetry Where Applicable		✓
*33 90186	1	- STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00	Each
21137	Note:	Does Not Include Electrical Rough-Ins		✓

34 Delite Fireplace Hearth.

Sub Total	\$71,349.00
HST	\$0.00
Total	\$71,349.00

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Victoria Hum
LOCKED BY:
PE 1,001-3
InvoiceSQL.rpt 16May20

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