



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 28, 2020.

You now have five (5) business days from July 29, 2020 to obtain your Lawyer's & Financing approvals.

On or before, August 8, 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 22, 2020 in order to maintain the closing date.

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

Rathwell Landing Sales Office
613-435-8141

Lot 262 – Litman

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)	Igor Litman and Yulia Litman
STREET	268 Ponderosa St.
CITY, PROVINCE	Stittsville, ON.
POSTAL CODE	K2V 0N4
HOME PHONE	613.762.2550
WORK PHONE	613.216.2504
Cell Phone Purchaser (1)	613.762.2550
Cell Phone Purchaser (2)	613.762.2420
CIVIC	734 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	262
MODEL #	1030
MODEL NAME	Nash
DWELLING (MODEL#, ELEV, OPT)	1030, Nash, "C" W/O "std"
ELEVATION	"B"
ORIENTATION	Std.
PHASE	
PROJECT	Rathwell Landing
SCHEDULES	
PURCHASER OFFER Formula 123	#REF!
PURCHASER OFFER base+up=Formula 4	#REF!
PURCHASER OFFER base=Formula 4	\$699,108.00
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	20
CLOSING MONTH, YEAR	July, 2021
CLOSING DATE (MONTH DAY, YEAR)	July 20, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Vistoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Igor Litman
HOME ADDRESS (STREET, CITY, POSTAL CODE)	268 Ponderosa St. Stittsville, K2V 0N4
HOME PHONE	613.762.2550
WORK ADDRESS (STREET, CITY, POSTAL CODE)	179 Colonnade Rd., Ottawa, K2E 7J4
WORK PHONE	613.216.2504
OCCUPATION	I.T.
ID TYPE	Drivers Licence
ID NUMBER	L4703-35807-80201
PURCHASER 2	Yulia Litman
HOME ADDRESS (STREET, CITY, POSTAL CODE)	268 Ponderosa St. Stittsville, K2V 0N4
HOME PHONE	613.762.2420
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1130 Morrison Dr., Ottawa, K2H 9N6
WORK PHONE	613.889.2661
OCCUPATION	I.T.
ID TYPE	Drivers Licence
ID NUMBER	L4703-79007-85705
PART OF LOT(S)(singles)	262
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	Igor.Litman@gmail.com
EMAIL ADDRESS (2)	Yulia.Litman@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): Igor Litman
Name(s): Yulia Litman

LOT NO: 262
MODEL: 1030, Nash, "C"W/O "std"

BASE PRICE: \$619,900.00

ELEVATION:

LOT PREMIUM: \$50,000.00

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$39,208.00

CREDITS: -\$10,000.00

SUBTOTAL: \$79,208.00

BASE PRICE ABOVE MAX+ SUBTOTAL: \$699,108.00

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$699,108.00

PURCHASER OFFER : \$699,108.00

DIFFERENCE:

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$639,918.58	
	FFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:			\$699,108.00	
	ADDITIONAL HST DUE ON CLOSING:				

COMMENTS:

*EXPECTED DATE OF CLOSING:

July 20, 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: Igor Litman and Yulia Litman			Printed: 12-Jul-20 1:26 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
262	2	1030 THE NASH ELEV C - WALK OUT BASEMENT	20-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87523	1 -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
20557	Note:	Has been applied in full. Bonus of \$10,000.00 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
20558	Note:		Each
*3 86355	1 -	STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	\$ 0.00
20559	Note:		Each
*4 90187	1 -	STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
20560	Note:		Each
*5 90189	1 -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
20561	Note:		Each
*6 90188	1 -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
20562	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
20563	Note:	Does Not Include Electrical Rough-Ins	Each
8 35639	1 -	BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	\$ 11,174.00
20564	Note:	*** SEE ATTACHED SKETCH "A" ***	Each
9 28994	1 -	BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	\$ 1,263.00
20565	Note:	Subject to limiting distance at side yard as per Current Building Code *** SEE ATTACHED SKETCH "A" ***	Each
10	1 -	BASEMENT - RE-DESIGN STD WALK OUT BASEMENT RECROOM AS PER ATTACHED SKETCH "A" (RE-LOCATING PATIO DOOR, RELOCATING 3 PANEL SIDE WINDOW UNDER DINETTE TO SIDE OF REC ROOM, ADDING 34" SOLID MANN DOOR TO UNFINISHED AREA, RELOCATING 3PC ROUGH IN AND LAUNDRY TUB)	\$ 6,221.00
20568	Note:		Each
11	1 -	GREAT ROOM - DELETE STD 2 SIDED FIREPLACE AND REPLACE WITH A STD FLUSH FIREPLACE CENTERED ON SIDE WALL OF GREAT ROOM AS PER ATTACHED SKETCH "B"	\$ 150.00
20570	Note:		Each
12	1 -	MUDROOM - PROVIDE FOR OPTIONAL LAUNDRY TUB AS PER ATTACHED SKETCH "B"	\$ 425.00
20622	Note:		Each

Internal B1A

Rathwell Landing - Phase 2

PURCHASERS: Igor Litman and Yulia Litman

Printed: 12-Jul-20 1:26 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
262	2	1030 THE NASH ELEV C - WALK OUT BASEMENT	20-Jul-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13	1	KITCHEN/DINETTE - PROVIDE OPTIONAL CATHEDRAL CEILING IN KITCHEN DINETTE	\$ 875.00	Each
20623	Note:	AS PER ATTACHED SKETCH 'B' ✓		✓ Q1089-2 #14
14	1	BEDROOM 2 - PROVIDE A 3PC BATHROOM C/W VANITY, TOILET AND APPROX 38" NEO ANGLE SHOWER C/W STD CERAMIC TILE WALLS AND SILHOUETTE CLEAR SHOWER DOOR (NOTE STD LINEN CLOSET TO BE DELETED AND BED 3 SIZE TO BE CHANGED) SEE ATTACHED SKETCH "C" ✓	\$ 10,846.00	Each
20624	Note:	*** NOTE WINDOW IN BEDROOM #3 HAS BEEN MOVED TO BE CENTERED IN THE NEW SPACE ***		✓ Q1089-2 #15
15	1	ENSUITE BATH - RE-DESIGN ENSUITE TO HAVE APPROX 60"X36"SHOWER C/W ACRYLIC BASE, STD CERAMIC WALLS AND SLIDING SHOWER DOOR, APPROX 6FT VANITY C/W 2 SINKS, MIRRORS AND LIGHT FIXTURES, HALF WALL BESIDE TOILET AND LARGER WINDOW. PER ATTACHED SKETCH "C" ✓	\$ 8,104.00	Each
20625	Note:	*** NOTE MASTER BEDROOM AND BEDROOM 4 WALK IN CLOSETS HAVE BEEN RE-DESIGNED AS WELL ***		✓ Q1089-3 #16
16	1	MAIN BATHROOM - RE-DESIGN THE MAIN MATHROOM AS PER ATTACHED SKETCH "C" ✓	\$ 150.00	Each
20627	Note:			✓ Q1089-3 #17

17 Delete Fireplace Hearth

N/C

Sub Total	\$39,208.00
HST	\$0.00
Total	\$39,208.00

Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER: Igor Litman12-Jul-20DATE

PURCHASER: Yulia Litman12-Jul-20DATE

VENDOR:PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: