

## **Welcome to Deerfield Village 2**

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

You now have ten (10) days from August 11, 2020 to obtain your Lawyer's & Financing approvals.

On or before August 24, 2020 please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Multi Media locations & all upgrades up to drywall must be completed by September 1, 2020.

Your Colour selections and all remaining upgrades must be completed by September 1, 2020 as stated in clause 12 of the Agreement of Purchase and Sale.

**Deerfield Village 2 Sales Office**  
**613-421-8142**

Lot P90 – Page & Beeharry

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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Julien Daniel Page & Yasnee Beeharry
STREET	143 Tall Oak Pvt.
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1G 6T3
HOME PHONE	Cell: 613-513-4901
WORK PHONE	N/A
CELL PHONE (1)	613-513-4901
CELL PHONE (2)	N/A
BUILDER'S REF # DWELLING	P90
CIVIC	604 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	P90
MODEL #	120
MODEL NAME	Huntley
DWELLING (MODEL# & name & std/rev)	120 The Huntley Std.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER Formula 123	
PURCHASER OFFER base+up=Formula 4	\$549,268.87
PURCHASER OFFER base=Formula 4	\$532,947.00
Purchaser Offer INVESTMENT Form 123	
Purchaser Offer INVESTMENT Base+up =Form 4	
Purchaser Offer INVESTMENT Base =Form 4	\$24,000.00
CLOSING DAY	
	17
CLOSING MONTH, YEAR	
	August, 2021
CLOSING DATE (MM/ DD/YY)	
	August 17, 2021
DEPOSIT 1)	\$1,000.00
DEPOSIT 2)	\$7,000.00
DEPOSIT 3)	\$7,000.00
SALES REPRESENTATIVE	Nicole Trudel
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Sybil Johnson-Abbott
STREET	427 Laurier Ave West
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1R 7Y2
PHONE	613-782-3220
<u>SCHEDULE T</u>	
PURCHASER 1	Julien Daniel Page
HOME ADDRESS (STREET, CITY, POSTAL CODE)	143 Tall Oak Pvt., Ott., Ont., K1G 6T3
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	301 Wellington St., Ott., Ont., K1A 0J1
WORK PHONE	613-513-4901
OCCUPATION	IT Admin Supreme Court Canada
ID TYPE	Drivers Licence
ID NUMBER	P0133-42028-30603
PURCHASER 2	Yasnee Beeharry
HOME ADDRESS (STREET, CITY, POSTAL CODE)	143 Tall Oak Pvt., Ott., Ont., K1G 6T3
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	495 Richmond Rd., #600, Ott., Ont., K2A 4H6
WORK PHONE	613-558-3066
OCCUPATION	Analyst
ID TYPE	Drivers Licence
ID NUMBER	B2175-78908-75822
PLACE SIGNED	
	Ottawa
EMAIL ADDRESS (1)	julienpag8@hotmail.com
EMAIL ADDRESS (2)	yasnee@yahoo.com
DATE: January 14, 2020	



SUMMARY OF PRICING				DATE:
Owner if base less than max+upg=over max				
PROJECT:	Deerfield Village 2	LOT NO:	P90	
Reg'd Plan #:	4M-1290	MODEL:	120 The Huntley Std.	
Name(s):	Julien Daniel Page			
Name(s):	Yasnee Beeharry			
		BASE PRICE DWELLING:	\$479,900.00	✓
		LOT PREMIUM:		✓
		END LOT PREMIUM:		✓
		NET TOTAL COST OF UPGRADES:	\$53,047.00	✓
		CREDITS:		
		SUBTOTAL:	\$53,047.00	✓
		TOTAL:	\$532,947.00	✓
		No Tax or Rebates:	<del>\$507,317.58</del>	
		TOTAL INCLUDING ALL APPLICABLE HST& REBATES:	<del>\$549,268.87</del>	
		PURCHASER OFFER:	\$532,947.00	
		PURCHASER OFFER HST INCLUDED:	<del>\$549,268.87</del>	
		DIFFERENCE:	\$0.00	
4 Pce Luxury Ensuite as a Bonus				
Appliances as A Bonus				
PURCHASER OFFER HST BREAKDOWN				
	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$492,873.45	
	TOTAL INCLUDING ALL APPLICABLE HST & REBATES:		<del>\$549,268.87</del>	✓
	ADDITIONAL HST DUE ON CLOSING:			
COMMENTS:				
*EXPECTED DATE OF CLOSING:		August 17, 2021		
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901				
Owner if base less than max+upg=over max				
K:\LOTUS\DATA\SALES\ALL SITES\ALL SITES APS&SCHEDULES\AP&S ALL SITES.XLS				

## Internal B1A Deerfield 2 - Phase 2

PURCHASERS: Julien Page and Yasnee Beeharry

Printed: 29-Jul-20 7:19 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P90	2	120 THE HUNTLEY	17-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 89034  21375	1	ENSUITE BATH - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS  Note: As per Schedule H ✓	\$ 0.00	Each ✓
*2 90565  21376	1	BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.  Note:	\$ 0.00	Each ✓
*3 90831  21378	1	STANDARD - AC UNIT 13 SEER R-410A GOODMAN GSX13018 1.5 TON  Note: Location to be determined by Head Office	\$ 0.00	Each ✓
4 90185  21379	1	STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING  Note:	\$ 0.00	Each ✓
5 90182  21380	1	STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)  Note:	\$ 0.00	Each ✓
*6 90184  21381	1	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note:	\$ 0.00	Each ✓
*7 90183  21382	1	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE  Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each ✓
8 90181  21383	1	BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H  Note: Does Not Include Electrical Rough-Ins	\$ 0.00	Each ✓
9 100413  21398	1	BEDROOM 2 - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #2  Note: AS PER SCHEDULE 'H'. ✓	\$ 2,258.00	Each ✓
10 100424  21399	1	BEDROOM 3 - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #3  Note: AS PER SCHEDULE 'H'. ✓	\$ 2,511.00	Each ✓
11 100380  21400	1	KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN  Note: AS PER SCHEDULE 'H'. ✓	\$ 478.00	Each ✓
12 100402  21401	1	MASTER BEDROOM - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - MASTER BEDROOM / WIC OPT ENSUITE  Note: AS PER SCHEDULE 'H'. ✓	\$ 3,840.00	Each ✓

Vendor Initials:

Purchaser Initials:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,100-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



## Internal B1A

### Deerfield 2 - Phase 2

**PURCHASERS:** Julien Page and Yasnee Becharry

**Printed:** 29-Jul-20 7:19 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE		
P90	2	120 THE HUNTLEY	17-Aug-21		
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE	
13 100369	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 1,779.00	Each	✓
21402	Note:	AS PER SCHEDULE 'H'. ✓			
14 115621	1	- BASEMENT - SUPPLY AND INSTALL TORLY'S VINYL FLOORING IN FINISHED FAMILY ROOM IN LIEU OF BUILDER'S STANDARD CARPET AND UNDER PAD, AS PER SCHEDULE 'H'. ✓	\$ 4,486.00	Each	✓
21674	Note:				
*15 88834	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 10,749.00	Each	Q 1100-4 ✓ \$ 31
21412	Note:	As per Schedule H ✓			
16 103637	1	- KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	\$ 523.00	Each	✓
21415	Note:	AS PER SKETCH. ✓			
*17 115624	1	- KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 4,498.00	Each	Q 1100-6 \$ 46
21681	Note:	AS PER SCHEDULE 'H'. ✓ See items #17 & #22 for Sink & Faucet			
*18 100027	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH	*\$ 458.00	Each	Q 1100-7 \$ 50
21432	Note:	Locations Are Approximate & Must Be Compliant With All Applicable Codes			
19 88290	1	- FLAT CEILING IN WHOLE HOUSE	\$ 1,985.00	Each	✓
21433	Note:	Includes Family Room in Basement			
20 88288	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 961.00	Each	✓
21434	Note:				
21 88433	1	- KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN	\$ 390.00	Each	✓
21435	Note:				
22 88494	1	- KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	\$ 382.00	Each	✓
21436	Note:	See item #17 for to be specified. Only available with Solid Surface Countertops. PLEASE SPECIFY COLOUR AND CODE ON COLOUR SHEETS			
23 90944	1	- UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	\$ 1,710.00	Each	✓
21437	Note:	AS PER SCHEDULE 'H'. ✓			
24 90956	1	- GREAT ROOM - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS	\$ 846.00	Each	✓
21438	Note:	AS PER SCHEDULE 'H'. ✓			

**Vendor Initials:**
**Purchaser Initials:**
**PREPARED BY:** Nicole Trudel

**LOCKED BY:**
**PE 1,100-2**

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**CONSTRUCTION SCHEDULING APPROVAL**
**PER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



**Internal B1A**  
**Deerfield 2 - Phase 2**

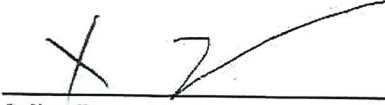

**PURCHASERS:** Julien Page and Yasnee Beeharry

**Printed:** 29-Jul-20 7:19 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
P90	2	120 THE HUNTLEY	17-Aug-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*25 104336	*1	GARAGE - GARAGE DOOR OPENER - Lift Master Elite Series 8355W Wifi Garage Door Opener. Includes 1 remote control, 1 sensor kit, belt drive	*\$ 1,124.00	Each Q1100-8
21443	Note:	Not available through retail outlets/professionally installed to MNF Specs, as per Schedule H ✓		*61
*26 115611	1	STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" STAINED HARDWOOD ON LANDING	*\$ 5,169.00	Each Q1100-9
21666	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. AS PER SCHEDULE 'H'. ✓		*71
*27 88906	1	BASEMENT - STAIRS - BASEMENT - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 4,024.00	Each Q1100-10
21684	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. AS PER SCHEDULE 'H'. ✓		*75
*28 90239	1	BASEMENT - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT AND SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE	*\$ 4,520.00	Each
21737	Note:	As per Schedule H ✓		
29 88179	1	BASEMENT - FIREPLACE - FIREPLACE FAN KIT	\$ 356.00	Each
21738	Note:	To be installed in Finished Family Room Fireplace. AS PER SCHEDULE 'H'. ✓		✓

Sub Total	\$53,047.00
HST	\$0.00
Total	\$53,047.00

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

<b>PURCHASER:</b>		29-Jul-20
	Julien Page	DATE
<b>PURCHASER:</b>		29-Jul-20
	Yasnee Beeharry	DATE

**VENDOR:** \_\_\_\_\_  
PER: Valecraft Homes Limited

**DATE:** \_\_\_\_\_

**PREPARED BY:** Nicole Trudel  
**LOCKED BY:**  
**PE 1,100-3**  
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CONSTRUCTION SCHEDULING APPROVAL	
<b>PER:</b>	_____
<b>DATE:</b>	_____