



Valecraft
Homes Ltd.

Welcome to Rathwell Landing

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on September 2, 2020.

You now have five (5) business days from September 3, 2020 to obtain your Lawyer's & Financing approvals.

On or before, September 11, 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 September 24, 2020 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by October 8, 2020 as stated in clause 11 of the Agreement of Purchase and Sale.

Rathwell Landing Sales Office
613-435-8141

Lot 264 – Yazdani-Varzaneh

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

July 30, 2018

1455 Youville Drive, Suite 210, Ottawa, ON K1C 6Z7 Tel: (613) 837-1104 Fax: (613) 837-5901

Valecraft.com

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Maedeh Yazdani-Varzaneh
STREET	205 Hartsmere Dr.
CITY, PROVINCE	Stittsville, ON.
POSTAL CODE	K2S 0X8
HOME PHONE	613-408-1678
WORK PHONE	343-809-8804
Cell Phone Purchaser (1)	613-408-1678
Cell Phone Purchaser (2)	
CIVIC	738 Parade Dr.
AGREEMENT BLOCK#	
PLAN	4M-1589
LOT (BUILDER'S LOT/UNIT)	264
MODEL #	1086
MODEL NAME	Steel "B"
DWELLING (MODEL#, ELEV, OPT)	1086 Steel "W/O" 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	\$813,982.00
Purchaser Offer INVESTMENT Form 123	#REF!
Purchaser Offer INVESTMENT Base+up =Form 4	#REF!
Purchaser Offer INVESTMENT Base =Form 4	
CLOSING DAY	14
CLOSING MONTH, YEAR	September, 2021
CLOSING DATE (MONTH DAY, YEAR)	September 14, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	24,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Victoria Hum
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Jaques Robert
STREET	2788 St. Joseph Blvd.
CITY, PROVINCE	Orleans, On.
POSTAL CODE	K1C 1G5
PHONE	(613) 837-7880
<u>SCHEDULE I</u>	
PURCHASER 1	Maedeh Yazdani-Varzaneh
HOME ADDRESS (STREET, CITY, POSTAL CODE)	205 Hartsmere Dr. Stittsville, K2S 0X8
HOME PHONE	613.408.1678
WORK ADDRESS (STREET, CITY, POSTAL CODE)	205 Hartsmere Dr. Stittsville, K2S 0X8
WORK PHONE	343.809.8804
OCCUPATION	Project Coordinator
ID TYPE	Drivers Licence
ID NUMBER	Y0976-50708-25919
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PART OF LOT(S)(singles)	264
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	melani_6201@yahoo.com; Maya.yazdani@outlook.com
EMAIL ADDRESS (2)	madadvand@yahoo.com
DATE: January 14, 2020	

SUMMARY OF PRICING

Owner if base over max

DATE:

PROJECT: Rathwell Landing
 Reg'd Plan #: 4M-1589
 Name(s): Maedeh Yazdani-Varzaneh
 Name(s):

LOT NO: 264
 MODEL: 1086 Steel "W/O"

BASE PRICE: \$709,900.00 ✓

ELEVATION: \$6,500.00 ✓

LOT PREMIUM: \$50,000.00 ✓

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$57,582.00 ✓

CREDITS: -\$10,000.00 ✓

SUBTOTAL: \$104,082.00 ✓

BASE PRICE ABOVE MAX+ SUBTOTAL: \$813,982.00 ✓

TOTAL INCLUDING ALL APPLICABLE HST & REBATES: \$813,982.00

PURCHASER OFFER: \$813,982.00

DIFFERENCE:

Frank agreed to waive extra closet

\$410.00

Additional deposit due at 68% \$3791.00

+80% on any additional.

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 4	\$741,576.99 ✓
OFFER PRICE INCLUDING ALL APPLICABLE HST & REBATES:		\$813,982.00
ADDITIONAL HST DUE ON CLOSING:		

COMMENTS:

EXPECTED DATE OF CLOSING:

September 14, 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

PURCHASER: Maedeh Yazdani-Varzaneh

Printed: 29-Aug-20 3:14 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
264	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	Sept 14-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87523	1	- BONUS - DECOR CENTER CREDIT OF \$10,000.00	\$ 0.00	Each
23156	Note:	Has been applied in full. Bonus of \$10,000.00 has been applied to the purchase price		
*2 28847	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00	Each
23157	Note:			
*3 90189	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
23158	Note:			
*4 90188	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
23159	Note:	Excluding Corner Cabinetry Where Applicable		
*5 97610	1	- ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	\$ 5,699.00	Each
23160	Note:	As per Schedule H		
6	1	- BEDROOM 2 - BEDROOM 2 - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X 3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES.	\$ 1,179.00	Each
23161	Note:	Does not include shower door. (Bedroom 2 Ensuite 2) See #7		
7	1	- BEDROOM 2 - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	\$ 1,102.00	Each
23162	Note:	Bedroom #2, Ensuite #2 See #6		Q1112-3 #22
8	1	- BASEMENT - RELOCATE LAUNDRY HOOK UPS TO RE-DESIGNED BASEMENT AS PER ATTACHED SKETCH	\$ 285.00	Each
23163	Note:	As per sketch Schedule H-2		Q1112-4 #25
9	1	- KITCHEN/DINETTE - ENLARGE STD WALK OUT DECK TO APPROX. 11' X 12', C/W STAIRS TO GROUND LEVEL (WITH LANDING)	\$ 7,485.00	Each
23164	Note:	As per sketch Schedule H-2		Q1112-4 #26
10	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BATHROOM WITH APPROX. 5FT X 3FT CERAMIC WALLED SHOWER, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	\$ 12,654.00	Each
23165	Note:	As per Schedule H-2		
*11 111390	1	- BASEMENT - BASEMENT BEDROOM - OPTIONAL FINISHED BASEMENT BEDROOM IN BUILDERS STANDARD FINISHES	*\$ 9,369.00	Each
23166	Note:	As per Schedule H-2		
*12 37608	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 11,880.00	Each
23167	Note:	As per Schedule H **Price is for the additional SQFT above the std walkout recroom**		Q1112-4 #29

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

PREPARED BY: Victoria Hum

CHECKED BY:

1.155-1

voiceSQL.rpt 16May20

Internal B1A
Rathwell Landing - Phase 2

PURCHASER: Maedeh Yazdani-Varzaneh

Printed: 29-Aug-20 3:14 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
264	2	1086 THE STEEL ELEV B - WALK OUT BASEMENT	Sept 14-21
QTY	EXTRA / CHANGE	PRICE	INTERNAL
13	1 - BASEMENT - ADD FOR APPROX 7FT OF STD SERIES LOWER CABINIETS C/W REGINOX RSL2020/7 SINGLE BOWL WET BAR C/W CHROME FAUCET.	\$ 3,543.00	Each
23168	Note: As per attached sketch <i>Schedule H-2</i> ✓		<i>Q1112-4 #30</i>
14	1 - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE	*\$ 4,386.00	Each
23169	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.		✓

**Price is the same for Natural or Stained hardwood staircase - yes, as a curved stair (no landing.)*

Sub Total	\$57,582.00
HST	\$0.00
Total	\$57,582.00

Payment Summary

<u>Paid By</u>	<u>Amount</u>
----------------	---------------

Total Payment:

PURCHASER:

Maedeh Yazdani-Varzaneh

29-Aug-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,155-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Valecraft
Homes Ltd.



Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

- Register their 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 Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME LAST NAME AZAM TAEBI HARANDI		
CURRENT MAILING ADDRESS 1209 CAVANHO ST		
CITY OTTAWA	PROVINCE ON	POSTAL CODE
COMMUNITY RATNAWATI	UNIT NUMBER J56	CLOSING DATE Sept 15/20
PHONE	EMAIL ADDRESS	
SIGNATURE Azam Taebi	DATE SIGNED August 30, 2020	

PURCHASER (S)		
FIRST NAME LAST NAME MADEHA YAZDANI - VARMADEH		
FIRST NAME LAST NAME		
COMMUNITY RATNAWATI	UNIT NUMBER 264	CLOSING DATE SEPT 14/21
NEW ADDRESS 738 MADDE DR		POSTAL CODE K2S 0Z6
PHONE 613 408-1678	EMAIL ADDRESS MAYA.YAZDANI@outlook.com	
SIGNATURE MY	DATE SIGNED August 30 2020	

OFFICE USE ONLY	
DATE COMPLETED Aug 30 / 20	SALES CONSULTANT Vikram S H
DATE COMPLETED September 2, 2020	HEAD OFFICE APPROVAL [Signature]

*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential 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. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes Ltd reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.