



Valecraft
Homes Ltd.

Welcome to Deerfield Village 2

Dear Miss. Saikaly,

RE: Deerfield Village 2 Lot P88

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 6, 2020**.

You now have ten (10) days from **October 6, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 19, 2020** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your interior colour selections & all remaining upgrades must be completed by **November 2, 2020** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-421-8142

Sincerely,

Emma Cooper

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Lynsey Saikaly
STREET	11 Waterbridge Drive
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K2G 6R6
HOME PHONE	N/A
WORK PHONE	613-794-2863
CELL PHONE (1)	613-794-2863
CELL PHONE (2)	
BUILDER'S REF # DWELLING	P88
CIVIC	608 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	P88
MODEL #	160-2
MODEL NAME	Stanley 2
DWELLING (MODEL# & name & std/rev)	160-2 Stanley 2 Std.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	
Purchaser Offer INVESTMENT	
CLOSING DAY	24
CLOSING MONTH, YEAR	August, 2021
CLOSING DATE (MM/ DD/,YY)	August 24, 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	John E Merner
STREET	136 Lewis Street
CITY, PROVINCE	Ott. Ont.,
POSTAL CODE	K2P 0S7
PHONE	613-567-6093
<u>SCHEDULE T</u>	
PURCHASER 1	Lynsey Saikaly
HOME ADDRESS (STREET, CITY, POSTAL CODE)	11 Waterbridge Dr., Ottawa, K2G 6R6
HOME PHONE	N/A
WORK ADDRESS (STREET, CITY, POSTAL CODE)	500 Eagleson Rd., Ottawa, K2M 1H4
WORK PHONE	613-794-2863
OCCUPATION	Cosmetic Tattoo Artist and Aesthetics
ID TYPE	Driver's Licence
ID NUMBER	S0180-50109-45404
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	bladingbylyns@outlook.com
EMAIL ADDRESS (2)	
DATE: August 11, 2020	

SUMMARY OF PRICING				DATE:	
PROJECT: Deerfield Village 2		LOT NO: P88			
Reg'd Plan #: 4M-1290		MODEL: 160-2 Stanley 2 Std.			
Name(s): Lynsey Saikaly					
Name(s):					
		BASE PRICE DWELLING:		\$469,900.00	
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$15,538.41	
		CREDITS:			
		SUBTOTAL :		\$15,538.41	
		TOTAL:		\$485,438.41	
		PURCHASER OFFER:		\$485,438.41	
		DIFFERENCE:			
4 Pce Luxury Ensuite					
Appliances Package Bonus					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$450,830.45
COMMENTS:					
*EXPECTED DATE OF CLOSING:				August 24, 2021	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Lynsey Saikaly		Printed: 21-Sep-20 5:36 pm	
LOT NUMBER P88	PHASE 2	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 24-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE
1 90182	1	- STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	\$ 0.00
21467	Note:		Each
*2 90184	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
21468	Note:		Each
*3 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
21469	Note:	Excluding Corner Cabinetry Where Applicable	Each
4 90181	1	- BASEMENT - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	\$ 0.00
21470	Note:	Does Not Include Electrical Rough-Ins	Each
*5 90568	1	- BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	\$ 0.00
21497	Note:		Each
*6 89762	1	- ENSUITE BATH - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS	\$ 0.00
21498	Note:	As per Schedule H	Each
7 88115	2	- ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK	\$ 718.00
21518	Note:	SINK TO BE RELOCATED APPROXIMATELY IN CENTER OF VANITY, Approximately add 24" in lenght of vanity, in 4 Pce Luxury Ensuite. As per Schedule 'H'.	
8 21519	1	- GREAT ROOM - S/I OPT. GAS FIREPLACE, BUMP OUT APPROX. 6" INTO GREAT ROOM ALL THE WAY TO THE CEILING, NAPOLEON ASCENT LINEAR BL36 wide CLASSIC 4 SIDED SURROUND PORCELAIN REFLECTIVE RADIANT PANEL, W/ TOPAZ GLASS EMBER, RAISED FIREPLACE APPROX. 24" ABOVE FLOOR HEIGHT.	\$ 4,301.00
	Note:	WINDOW ABOVE WILL BE DELETED TO ACCOMMODATE, DELETE HEARTH AND SURROUND TILE, AS PER SCHEDULE 'H'. DAN, IF VALECRAFT CAN NOT ACCOMMODATE BUMP OUT, PLEASE PRICE OUT RAISED 24" FROM FLOOR GAS FIREPLACE, NAPOLEON ASCENT LINEAR BL36" WIDE CLASSIC 4 SIDED SURROUND PORCELAIN REFLECTIVE RADIANT PANEL, W/ TOPAZ GLASS EMBER.	Each
9 21520	1	- GREAT ROOM - REINFORCE WALL FOR FLOOR TILES TO BE INSTALLED (ON FACADE AND RETURNS OF FIREPLACE) FROM FLOOR TO CEILING	\$ 600.00
	Note:	AS per Schedule H IF NOT ABLE TO ACCOMMODATE BUMO OUT, PLEASE PRICE OUT REINFORCE WALL FROM FLOOR TO CEILING ONLY.	Each
10 21521	1	- GREAT ROOM - SUPPLY AND INSTALL BRONZE SERIES FLOOR TILES ON FACADE AND RETURN OF 6" BOXED OUT GAS FIREPLACE, FLOOR TO CEILING, IN GREAT ROOM, AS PER SCHEDULE 'H'.	\$ 965.00
	Note:	PLEASE PRICE OUT SEPARATELY FROM ITEM #26 AND #27, AS CLIENT MIGHT SELECT OTHER TILES. IF NOT ABLE TO ACCOMMODATE BUMO OUT, SIMPLY PRICE OUT BRONZE SERIES FLOOR TILES FROM FLOOR TO CEILING IN FLUSH APPLICATION.	Each
11 90958	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	\$ 1,266.00
22121	Note:	AS PER SCHEDULE 'H'.	Each

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Lynsey Saikaly

Printed: 21-Sep-20 5:36 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P88	2	160 THE STANLEY 2	24-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*12 90831 23816	1 - - STANDARD - AC UNIT 16 SEER 1.5 TON Note: Location to be determined by Head Office		\$ 0.00	Each ✓✓
*13 117070 24184	1 - KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 C/W FLUSH BREAKFAST BAR - LEVEL 2 CABINETRY - BUILDERS STANDARD COUNTERTOP AND BACKSPLASH Note: As per Schedule H ✓✓		*\$ 4,912.00	Each ✓✓
14 23822	1 - MASTER BEDROOM - STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING. Note:		\$ 0.00	Each ✓✓
15 24011	1 - UPPER HALL - HALF WALL IN UPPER HALLWAY TO REMAIN, AS PER SCHEDULE 'H'. Note:		✓ N/C	Each
*16 88294 24013	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: AS PER QUOTE# OR4127 REV.01 DATED AUGUST 6TH, 2020 ✓		*\$ 543.53	Each ✓✓
*17 88287 24014	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: AS PER QUOTE # SS3440 REV.02 DATED AUGUST 12TH, 2020 ✓		*\$ 2,232.88	Each ✓✓

Sub Total

\$15,538.41

HST

\$0.00

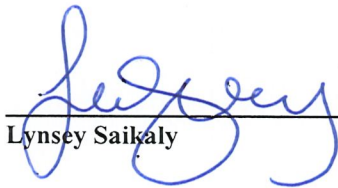
Total

\$15,538.41

Payment Summary

Paid By	Amount
Total Payment: _____	

PURCHASER:


Lynsey Saikaly

21-Sep-20
DATE

VENDOR:

PER: Valecraft Homes Limited

DATE: Sunday September 27/2020

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		
Christina Hanna		
704 Dearborn Private		
Ottawa	Ontario	K1T0W4
Deerfield Village	E-26	Oct. 14, 2020
613-795-6800	hkris099@gmail.com	
X [Signature]	June 8th, 2020	

PURCHASER (s)		
Lynsey Saikaly		
Deerfield Village		
P-88	Aug. 24, 2021	
608 Tranquil Stream Private	KIT0W5	
613-794-2863	lynseysaikaly@hotmail.com	
X [Signature]	Sept. 27, 2020	

OFFICE USE ONLY	
DATE RECEIVED	
October 16, 2020	[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.