



Valecraft
Homes Ltd.

Welcome to Deerfield Village 2

Dear Kimberly Daphne Roberts, Ali Ajbaili & Daphne P. Newhook,

RE: Deerfield Village 2 Lot P87

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 14, 2020**.

You now have ten (10) days from **October 14, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 28, 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 11, 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)	Kimberly Daphne Roberts, Ali Ajbaili, Daphne P. Newhook
STREET	38 Rue Du Sirocco
CITY, PROVINCE	Gatineau, QC
POSTAL CODE	J9A 0G3
HOME PHONE	819-329-2025
WORK PHONE	N/A
CELL PHONE (1)	819-329-2025
CELL PHONE (2)	819-329-1770
BUILDER'S REF # DWELLING	P87
CIVIC	610 Tranquil Stream Private
PLAN	4M-1290
Part Of Lot #	P87
MODEL #	130
MODEL NAME	Lewis
DWELLING (MODEL# & name & std/rev)	130 Lewis Rev.
PROJECT	Deerfield Village 2
SCHEDULES	
PURCHASER OFFER	
Purchaser Offer INVESTMENT	
CLOSING DAY	26
CLOSING MONTH, YEAR	August, 2021
CLOSING DATE (MM/ DD/,YY)	August 26, 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	Louis Guertin
STREET	217-2451 St-Joseph Blvd.
CITY, PROVINCE	Orleans, Ontario
POSTAL CODE	K1C 1E9
PHONE	613-830-7204
<u>SCHEDULE T</u>	
PURCHASER 1	Kimberly Daphne Roberts
HOME ADDRESS (STREET, CITY, POSTAL CODE)	38 Rue Du Sirocco, Gatineau, QC, J9A 0G3
HOME PHONE	819-329-2025
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1676 Bank St., Ott., Ont., K1V 7Y6
WORK PHONE	613-730-8460
OCCUPATION	Paralegal Clerk
ID TYPE	Passport
ID NUMBER	GA911735
PURCHASER 2	Ali Ajbaili
HOME ADDRESS (STREET, CITY, POSTAL CODE)	38 Rue Du Sirocco, Gatineau, QC, J9A 0G3
HOME PHONE	819-329-2025
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2191 Bantree Street, Ott., Ont., K1B 4E5
WORK PHONE	613-842-6123
OCCUPATION	Underwriter
ID TYPE	Permis de conduire/Driver's Licence
ID NUMBER	A2141-200985-08
PLACE SIGNED	Ottawa
EMAIL ADDRESS (1)	kimberlyajbaili@gmail.com
EMAIL ADDRESS (2)	aliajbaili@gmail.com
DATE: August 11, 2020	

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME1-4	Kimberly Daphne Roberts, Ali Ajbaili, Daphne P. Newhook
CELL PHONE (3)	N/A
CELL PHONE (4)	
BUILDER'S REF # DWELLING	P87
PLAN	4M-1290
MODEL #	130
MODEL NAME	Lewis
DWELLING (MODEL# & name & std/rev)	130 Lewis Rev.
PROJECT	Deerfield Village 2
<u>SCHEDULE T</u>	
PURCHASER 3	Daphne P. Newhook
HOME ADDRESS (STREET, CITY, POSTAL CODE)	38 Rue Du Sirocco, Gatineau, QC., J9A 0G3
HOME PHONE	819-329-2025
WORK ADDRESS (STREET, CITY, POSTAL CODE)	N/A
WORK PHONE	N/A
OCCUPATION	Retired
ID TYPE	Driver's Licence
ID NUMBER	N480212017
PURCHASER 4	
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 (3)	
EMAIL ADDRESS (4)	
DATE: January 14, 2020	

SUMMARY OF PRICING				DATE:	
PROJECT: Deerfield Village 2		LOT NO: P87			
Reg'd Plan #: 4M-1290		MODEL: 130 Lewis Rev.			
Name(s): Kimberly Daphne Roberts					
Name(s): Ali Ajbaili & Daphne P Newhook					
BASE PRICE DWELLING:				\$464,900.00	✓
LOT PREMIUM:					✓
END LOT PREMIUM:				\$13,500.00	✓
NET TOTAL COST OF UPGRADES:				\$17,572.84	✓
CREDITS:					
SUBTOTAL :				\$31,072.84	✓
TOTAL:				\$495,972.84	✓
PURCHASER OFFER:				\$495,972.84	✓
DIFFERENCE:					
4 Pce Luxury Ensuite Bonus					
Granite Level 1 in Kitchen Bonus does not include Optional Breakfast Bar					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$460,152.96 ✓
COMMENTS:					
*EXPECTED DATE OF CLOSING:				August 26, 2021	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A

Deerfield 2 - Phase 2

PURCHASERS: Kimberly Daphne Roberts and Ali Ajbaili & Daphne P Newhook

Printed: 26-Sep-20 3:51 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P87	2	130 THE LEWIS	26-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 90185 21451	1 -	MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:	\$ 0.00	Each
2 90182 21452	1 -	STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:	\$ 0.00	Each
*3 90184 21453	1 -	KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each
*4 90183 21454	1 -	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETS THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each
5 90181 21455	1 -	BASEMENT - 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
*6 90831 23627	1 -	STANDARD - AC UNIT 16 SEER 1.5 TON Note: Location to be determined by Head Office	\$ 0.00	Each
*7 89073 23628	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
*8 89203 23629	1 -	KITCHEN - BONUS - GRANITE KITCHEN COUNTERTOPS - LEVEL 1 WITH ENTRY LEVEL DOUBLE BOWL UNDERMOUNT SINK AND SINGLE LEVER FAUCET FROM BUILDERS STANDARD SELECTIONS Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS	\$ 0.00	Each
*9 117065 24151	1 -	STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" STAINED HARDWOOD ON LANDING 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'.	*\$ 5,169.00	Each
10 111199 23639	1 -	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS Note: Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department	\$ 535.00	Each
11 90835 23645	1 -	KITCHEN - CABINETS - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: STANDARD SERIES CABINETS, AS PER SCHEDULE 'H'.	\$ 166.00	Each
12 103638 23647	1 -	KITCHEN - CABINETS - UPC9-2A - BUILDERS STANDARD CABINETS - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD Note: STANDARD LAYOUT KITCHEN, AS PER SKETCH.	\$ 523.00	Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,101-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A

Deerfield 2 - Phase 2

PURCHASERS: Kimberly Daphne Roberts and Ali Ajbaili & Daphne P Newhook

Printed: 26-Sep-20 3:51 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P87	2	130 THE LEWIS	26-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 127 23653	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE Note: <i>3rd Areas; See #23 for Chimney Area</i>	\$ 60.00	Each <i>Q1101-4 #30</i>
*14 88287 23654	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE # SS3427 REV.02 DATED JULY 31-2020 <i>✓✓</i>	* \$ 5,281.62	Each <i>✓✓</i>
*15 88294 23655	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE # OR4109 REV.01 DATD JULY 31-2020 <i>✓</i>	* \$ 558.22	Each <i>✓✓</i>
16 88290 23658	1	- FLAT CEILING IN WHOLE HOUSE Note: Includes Family Room in Basement	\$ 1,985.00	Each <i>✓✓</i>
*17 108 23664	*1	KITCHEN - TILE - FLOOR - UPGRADE - BRONZE -- KITCHEN STD - BRONZE <i>See front to back as per floor tile sketch & AS per Schedule H ✓</i>	* \$ 511.00	Each <i>✓ Q1101-6 #41</i>
*18 108 23665	*1	FOYER - TILE - FLOOR - UPGRADE - BRONZE -- FOYER / POWDER ROOM - BRONZE <i>See front to back as per floor tile sketch & AS per Schedule H ✓</i>	* \$ 704.00	Each <i>✓ Q1101-6 #42</i>
*19 108 23666	*1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE -- MAIN BATH - BRONZE <i>See side to side as per floor tile sketch & AS per Schedule H ✓</i>	* \$ 140.00	Each <i>✓ Q1101-6 #43</i>
*20 108 23668	*1	LAUNDRY ROOM - TILE - FLOOR - UPGRADE - BRONZE -- LAUNDRY ROOM - BRONZE <i>See front to back as per floor tile sketch & AS per Schedule H ✓</i>	* \$ 90.00	Each <i>✓ Q1101-6 #45</i>
21 126 23675	1	KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY -- KITCHEN - . Note: <i>3rd Areas as per wall tile sketch; See #25 for Chimney Area</i>	\$ 35.00	Each <i>✓✓</i>
*22 111408 23677	1	FOYER - DOOR - INTERIOR - DOUBLE SWING DOORS - FOYER - IN LIEU OF CLOSET SLIDERS Note: As per Schedule H <i>✓✓</i>	* \$ 450.00	Each <i>✓ Q1101-7 #54</i>
23 127 23679	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE Note: IN AREAS BEHIND CHIMNEY STYLE HOOD FAN, ALL THE WAY TO THE CEILING.	\$ 67.00	Each <i>✓ Q1101-7 #56</i>
24 24356	1	GARAGE - SUPPLY AND INSTALL 50AMP CIRCUIT FOR FUTURE CEILING MOUNTED GARAGE HEATER C/W JUNCTION BOX AND BLANK COVER, TO BE LOCATED ON GARAGE CEILING, CENTERED TOWARDS THE BACK WALL, AS PER SCHEDULE 'H'. <i>✓✓</i> Note:	\$ 663.00	Each <i>✓ email Dan</i>

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,101-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Deerfield 2 - Phase 2			
PURCHASERS: Kimberly Daphne Roberts and Ali Ajbaili & Daphne P Newhook			Printed: 26-Sep-20 3:51 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P87	2	130 THE LEWIS	26-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25		1 - KITCHEN - STAGGERED INSTALLATION OF KITCHEN BACKSLASH BEHIND CHIMNEY STYLE HOOD FAN ALL THE WAY TO THE CEILING, AS PER SKETCH.	\$ 35.00	Each
24362	Note:	<i>will tile</i>		<i>BST\$</i>
26		1 - KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET (STD SERIES CABINETRY)	\$ 600.00	Each
104289	Note:	TO BE INSTALLED BETWEEN FRIDGE AND PANTRY WALL IN STANDARD KITCHEN LAYOUT, AS PER SCHEDULE 'H'. <i>✓✓</i>		<i>✓✓</i>
24363				

27 STANDARD - FIREPLACE HEARTH DELETED
N/A.

Sub Total	\$17,572.84
HST	\$0.00
Total	\$17,572.84

Payment Summary

Paid By Amount

Total Payment:

PURCHASER: *[Signature]* 26-Sep-20
Kimberly Daphne Roberts DATE

PURCHASER: *[Signature]* 26-Sep-20
Ali Ajbaili & Daphne P Newhook DATE

VENDOR: _____
PER: Valecraft Homes Limited

DATE: _____

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		
Shiona McCully & Stephen Harris		
726 Perimeter Way		
Orleans	Ontario	K1W0B7
Bradley Estates		2012
613.424.7605	shiona.gale@gmail.com	
X McCully / Stephen Harris	June 8th, 2020	

PURCHASER (s)		
Kimberly Daphne Roberts, Ali Ajbaili & Daphne P Newhook		
Deerfield Village	P87	Aug. 26, 2021
610 Tranquil Stream	PRIVATE	K1T 0W5
819-329-1770	aliajbaili@gmail.com	
X [Signature]	September 26th, 2020	

OFFICE USE ONLY	
October 14, 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.