



Welcome to Place St. Thomas 5

Dear Patrick Gorman, Siyan Bin & Brian Gorman,

RE: Place St. Thomas 5 Lot 2

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **October 16, 2020**.

You now have five (5) business days from **October 19, 2020** to obtain your Lawyer's & Financing approvals.

On or before **October 27, 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 Multimedia locations & all upgrades up to drywall stage must be completed by **November 10, 2020** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **November 24, 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 613-370-0288.

Sincerely,

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Patrick Gorman, Siyan Bin & Brian Gorman
STREET	30 Parklands Avenue
CITY, PROVINCE	Russell, Ontario
POSTAL CODE	K4R1A2
HOME PHONE	613-445-0410
WORK PHONE	613-700-3169
Cell Phone Purchaser (1)	613-700-3169
Cell Phone Purchaser (2)	613-879-3282
CIVIC	920 Lucerne Drive
AGREEMENT BLOCK#	
PLAN	50M-xxx
LOT (BUILDER'S LOT/UNIT)	2
MODEL #	1015
ELEVATION	"C"
MODEL NAME	The Murry
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	1015 "C" The Murry Standard
PHASE	5
PROJECT	PLACE ST THOMAS 5
SCHEDULES	
PURCHASER OFFER	\$485,426.00
Purchaser Offer INVESTMENT	
CLOSING DAY	21
CLOSING MONTH, YEAR	October, 2021
CLOSING DATE (MONTH DAY, YEAR)	October 21, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	15,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Patrick Gorman
HOME ADDRESS (STREET, CITY, POSTAL CODE)	30 Parklands Ave., Russell ON K4R1A2
HOME PHONE	613-445-0410
WORK ADDRESS (STREET, CITY, POSTAL CODE)	30 Parklands Ave., Russell ON K4R1A2
WORK PHONE	613-700-3169
OCCUPATION	Entrepreneur - Sourcing & Logistics
ID TYPE	Driver's Licence
ID NUMBER	G6613-61728-11215
BIRTH DATE	December 15, 1981
PURCHASER 2	Siyan Bin
HOME ADDRESS (STREET, CITY, POSTAL CODE)	30 Parklands Ave., Russell ON K4R1A2
HOME PHONE	613-445-0410
WORK ADDRESS (STREET, CITY, POSTAL CODE)	30 Parklands Ave., Russell ON K4R1A2
WORK PHONE	613-879-3282
OCCUPATION	Entrepreneur - Marketing & Customer Relations
ID TYPE	Driver's Licence
ID NUMBER	B4454-71708-46114
BIRTH DATE	November 14, 1984
PART OF LOT(S)(singles)	2
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	pclgorman@live.ca
EMAIL ADDRESS (2)	bincecilia@gmail.com
DATE: September 17, 2020	

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Patrick Gorman, Siyan Bin & Brian Gorman
STREET	30 Parklands Avenue
CITY, PROVINCE	Russell, Ontario
POSTAL CODE	K4R1A2
HOME PHONE	613-445-0410
WORK PHONE	613-700-3169
Cell Phone Purchaser (1)	613-700-3169
Cell Phone Purchaser (2)	613-879-3282
CIVIC	920 Lucerne Drive
AGREEMENT BLOCK#	
PLAN	50M-xxx
LOT (BUILDER'S LOT/UNIT)	2
MODEL #	1015
ELEVATION	"C"
MODEL NAME	The Murry
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	1015 "C" The Murry Standard
PHASE	5
PROJECT	PLACE ST THOMAS 5
SCHEDULES	
PURCHASER OFFER	\$485,426.00
Purchaser Offer INVESTMENT	
CLOSING DAY	21
CLOSING MONTH, YEAR	October, 2021
CLOSING DATE (MONTH DAY, YEAR)	October 21, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	15,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Brian Gorman
HOME ADDRESS (STREET, CITY, POSTAL CODE)	30 Parklands Ave., Russell ON K4R1A2
HOME PHONE	780-667-4969
WORK ADDRESS (STREET, CITY, POSTAL CODE)	10700 104 Ave., NW Edmonton AB T5J 4S2
WORK PHONE	780-497-4359
OCCUPATION	Associate Professor
ID TYPE	Driver's Licence
ID NUMBER	G6613-09625-00125
BIRTH DATE	January 25, 1950
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	2
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	pclgorman@live.ca
EMAIL ADDRESS (2)	bincecilia@gmail.com
DATE: September 17, 2020	

Email (3)

brian.gorman@sympatico.ca

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 5

LOT NO: 2

Reg'd Plan #: 50M-xxx

Name(s): Patrick Gorman

MODEL: 1015 "C" The Murry Standard

Name(s): Siyan Bin

Name: Brian Gorman

BASE PRICE: \$449,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$45,526.00

CREDITS: -\$10,000.00

SUBTOTAL: \$35,526.00

TOTAL: \$485,426.00

PURCHASER OFFER: \$485,426.00

DIFFERENCE:

Décor bonus of \$10,000.00 applied in full to the purchase price.

-\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:

HST Formula 4

\$450,819.47

COMMENTS:

*EXPECTED DATE OF CLOSING:

October 21, 2021

Internal B1A			
Place St. Thomas - Phase 5			
PURCHASERS: Patrick Gorman, Siyan Bin and Brian Gorman			Printed: 13-Oct-20 9:53 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	5	1015 THE MURRY ELEV C	21-OCT-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
24834	Note:	Decor Bonus of \$10,000.00 has been-applied in full to the purchase price.	Each
*2 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
24835	Note:	Excluding Corner Cabinetry Where Applicable	Each
*3 90162	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
24836	Note:		Each
*4 90156	1	- STANDARD - FIREPLACE HEARTH DELETED	\$ 0.00
24837	Note:		Each
*5 3076	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 14,260.00
24838	Note:	- Custom Basement Recroom as per Schedule H.	Each
6	1	- BASEMENT - FINISHED BASEMENT BEDROOM IN BUILDERS STANDARD FINISHES.	\$ 8,750.00
24839	Note:	- Basement Bedroom as per Schedule H.	Each
7 3073	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	\$ 9,894.00
24840	Note:	- Basement Bathroom as per Schedule H.	Each
8 850	1	- BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	\$ 1,034.00
24841	Note:	- Basement as per Schedule H. - Subject to limiting distance at side yard as per Current Building Code	Each
9 849	1	- BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP LOCATION AS PER SCHEDULE H.	\$ 444.00
24842	Note:	- Basement as per Schedule H. - Subject to limiting distance at side yard as per Current Building Code	Each
*10 76831	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	*\$ 3,410.00
24843	Note:	Standard areas include Great Room, Dining Room & Main Floor Hallway as per Schedule H.	Each
11	1	- DINING ROOM - Delete 3 x A P 2424 Picture Windows in Dining Room. Supply and Install 2 x C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 2006).	\$ 1,560.00
24844	Note:	Dining Room as per Schedule H.	Each
12	1	- KITCHEN/DINETTE - Supply & Install UPC9-1C - Includes upgrade to 40" uppers with filler detail & valance on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.	\$ 1,215.00
24845	Note:	- Kitchen as per Schedule H. - Under cabinet valance priced-separately.	Each

Internal B1A			
Place St. Thomas - Phase 5			
PURCHASERS: Patrick Gorman, Siyan Bin and Brian Gorman			Printed: 13-Oct-20 9:53 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	5	1015 THE MURRY ELEV C	21-OCT-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 3085	1	KITCHEN - CABINETRY - UNDER CABINET VALANCE ONLY - BUILDERS STANDARD	\$ 554.00	Each
24846		<i>Open disclaimer re cutlery? No, cab's are raised so N/A.</i> Note: - NO LIGHTS OR SWITCHES. <i>As per LDC sketch</i>		
14 939	1	KITCHEN/DINETTE - PANTRY - UPGRADE STANDARD 12IN DEEP PANTRY TO APPROX 2FT DEEP	\$ 310.00	Each
24847		Note: Kitchen/Dinette as per Schedule H. <i>✓ Kitchen sketch</i>		
15 105	6	KITCHEN/DINETTE - LOWER CABINETS - LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY	\$ 1,524.00	
24848		Note: - Lower Cabinetry installed in Dinette between pantry & patio door as per Schedule H. <i>✓ Kitchen sketch</i> - Standard level cabinetry. <i>& counter top</i>		
16 101	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 832.00	Each
24849		Note: Kitchen as per Schedule H. <i>✓ Built-in: (Between Pantry & range) as per kitchen sketch</i>		
17 111277	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 616.00	Each
24850		Note: - Kitchen as per Schedule H. <i>✓ Kitchen sketch</i> - Does not include modifications to cabinetry or electrical for new microwave location. <i>To be checked if Make-up Air system is required by Estimation Department</i>		
18 165	1	KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 120.00	Each
24851		Note: - Includes area behind chimney hoodfan - Includes additional area in Dinette (approx. 6 feet wide by 18" high - <i>standard</i> backsplash height) <i>as per kitchen sketch</i> - Bronze Level backsplash tile.		
19 105	1	ENSUITE BATH - LOWER CABINETS - LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY	\$ 254.00	Each
24852		Note: - Ensuite Bathroom as per Schedule H. <i>✓</i>		
*20 1101	1	ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	* \$ 749.00	Each
24853		Note: - Ensuite Bathroom as per Schedule H. <i>✓</i> - Located at wall closest to Ensuite entrance.		

Sub Total	\$45,526.00
HST	\$0.00
Total	\$45,526.00

Internal B1A			
Place St. Thomas - Phase 5			
PURCHASERS: Patrick Gorman, Siyan Bin and Brian Gorman			Printed: 13-Oct-20 9:53 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	5	1015 THE MURRY ELEV C	
ITEM		QTY	EXTRA / CHANGE
		PRICE	INTERNAL USE

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

PURCHASER:	_____	13-Oct-20	VENDOR: _____
	Patrick Gorman, Siyan Bin	DATE	PER: Valecraft Homes (2019) Limited
PURCHASER:	_____	13-Oct-20	DATE: _____
	Brian Gorman	DATE	

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____