



Valecraft
Homes Ltd.

Welcome to Deerfield Village 2

Dear Ahmad El Najmi,

RE: Deerfield Village 2 Lot R01

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **December 10, 2020**

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

On or before **December 24, 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 **January 5, 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,

Valecraft Homes Sales Department

SUMMARY OF PRICING				DATE:	
PROJECT: DEERFIELD VILLAGE 2		LOT NO:		R01	
Reg'd Plan #: 4M-1290		MODEL:		5101	
Name(s): Ahmad El Najmi					
Name(s):					
BASE PRICE DWELLING:				\$324,900.00	
PRICE OF ADDITIONAL PARKING:					
NET TOTAL COST OF UPGRADES:				\$10,250.56	
CREDITS:				-\$5,000.00	
SUBTOTAL:				\$5,250.56	
TOTAL:				\$330,150.56	
PURCHASER OFFER:				\$330,150.56	
DIFFERENCE:					
Basic Appliance Package Bonus					
Décor Bonus of \$5,000.00 has been Applied in Full to the Purchase Price					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 1	\$313,831.33
COMMENTS:					
*EXPECTED DATE OF OCCUPANCY/ CLOSING:				November 25th, 2021	
1455 YOVILLE DRIVE, #216, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Ahmad El Najmi		Printed: 11-Dec-20 8:03 am	
LOT NUMBER R01 Level: 1	PHASE Condo	HOUSE TYPE 5101	CLOSING DATE
ITEM	QTY EXTRA / CHANGE	PRICE	INTERNAL USE
*1 88585 24217	1 - - BONUS - DECOR CENTER CREDIT OF \$5, 000.00 Note: Bonus of \$5,000 has been applied in Full to the purchase price	\$ 0.00	Each
*2 118432 27473	1 - - STANDARD - AC UNIT 13 SEER 1.5 TON Note: Location to be determined by Head Office	*\$ 0.00	Each
*3 90184 24220	1 - <i>KITCHEN</i> - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00	Each
*4 90183 24221	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
*5 88294 24222	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE #OR3660 Rev. 05 DATED 10/24/2020 clients accepts and acknowledges that locations of speakers may vary depending on mechanical layouts	*\$ 1,272.38	Each
*6 88287 24223	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE #SS3074 Rev. 05 DATED 11/24/2020	*\$ 3,035.18	Each
7 24225	1 - <i>MASTER BEDROOM</i> - UNDERPAD - UPGRADE - LEVEL 2 - MASTER BEDROOM / WIC Note: AS PER SCHEDULE H	\$ 285.00	Each
8 24227	1 - <i>BEDROOM 2</i> - UNDERPAD - UPGRADE - LEVEL 2 - BEDROOM 2 Note: AS PER SCHEDULE H	\$ 152.00	Each
9 24230	1 - - SUPPLY AND INSTALL LAUZON ENGINEERED HARDWOOD STAINED RED OAK NOSTALGIA, 3 1/8" WIDE IN LIVING/DINING ROOM AND HALLWAY Note: AS PER SCHEDULE H	\$ 1,805.00	Each
10 90835 26602	1 - <i>KITCHEN</i> - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: AS PER SCHEDULE 'H'.	\$ 181.00	Each
11 88508 24234	1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00	Each
12 24286	1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL UPGRADED LAMINATE VANITY COUNTERTOPS IN ENSUITE BATHROOM Note: AS PER SCHEDULE H	\$ 270.00	Each

Internal B1A Deerfield 2 - Phase Condo				
PURCHASER: Ahmad El Najmi		Printed: 11-Dec-20 8:03 am		
LOT NUMBER R01 Level: 1	PHASE Condo	HOUSE TYPE 5101	CLOSING DATE	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL HORIZONTAL 1/3 OFFSET BRICK INSTALLATION, BUILDER'S STANDARD SERIES WALL TILES IN ENSUITE SHOWER.	\$ 180.00	Each
24291		Note: AS PER WALL TILE SKETCH INSTALLATION		
14		1 - <i>MAIN BATHROOM</i> - SUPPLY AND INSTALL UPGRADED LAMINATE VANITY COUNTERTOPS IN MAIN BATHROOM	\$ 270.00	Each
24292		Note: AS PER SCHEDULE H		
15		1 - <i>FOYER</i> - SUPPLY AND INSTALL BUILDER'S STANDARD SERIES CERAMIC FLOOR TILES, IN FOYER AND EXTEND TILING AREA APPROXIMATELY 4'-0" X 4'-0", AS PER FLOOR TILE INSTALLATION SKETCH AND AS PER SCHEDULE 'H'.	\$ 75.00	Each
24900		Note:		
16		1 - <i>KITCHEN</i> - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26" INCH DEEP X APPROX. 6" INCH HIGH, AS PER UPC SKETCH	\$ 1,193.00	Each
26824		Note:		
17		1 - - BONUS- APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC STACKABLE FRONT LOAD WHITE WASHER AND DRYER.	\$ 0.00	Each
25832		Note:		
*18		1 - <i>KITCHEN</i> - COUNTERTOP - LAMINATE - STD SERIES - KITCHEN C/W OPT FLUSH BREAKFAST BAR	*\$ 1,217.00	Each
118346		Note: STANDARD SERIES CABINETS AND STANDARD SERIES LAMINATE, AS PER SCHEDULE 'H'.		
26979				
19		1 - <i>KITCHEN</i> - TILE - WALL TILE - PLATINUM SERIES BACKSPLASH TILE INSTALLED HORIZONTALLY 1/3 OFFSET BRICK, AS PER WALL TILE INSTALLATION SKETCH.	\$ 240.00	Each
26898		Note:		
20		1 - - FLOOR TILE INSTALLATION TO BE STANDARD SQUARE IN FOYER, MECHANICAL ROOM, LAUNDRY AREA, KITCHEN, MAIN BATHROOM AND ENSUITE BATHROOM, AS PER FLOOR TILE INSTALLATION SKETCH.	\$ 0.00	Each
26988		Note:		
21		1 - <i>MAIN BATHROOM</i> - STANDARD WALL TILE IN MAIN BATHROOM TO BE VERTICAL STACKED, AROUND TUB/SHOWER COMBO, AS PER WALL TILE INSTALLATION SKETCH.	\$ 0.00	Each
26989		Note:		

Sub Total	\$10,250.56
HST	\$0.00
Total	\$10,250.56

PREPARED BY: Simon Clarke
LOCKED BY: Tricia Oliver
PE 1,182-2

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Deerfield 2 - Phase Condo			
PURCHASER: Ahmad El Najmi		Printed: 11-Dec-20 8:03 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
R01 Level: 1	Condo	5101	
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary

<u>Paid By</u>	<u>Amount</u>
APS	\$10,250.56
Total Payment:	\$10,250.56

PURCHASER:	<div><div></div><div>Ahmad El Najmi</div></div>	<div><div>11-Dec-20</div><div>DATE</div></div>	VENDOR:	<div><div></div><div>PER: Valecraft Homes Limited</div></div>
			DATE:	<div><div></div></div>

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.

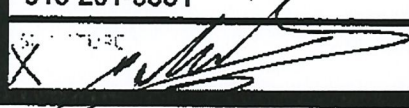
HOW IT WORKS:

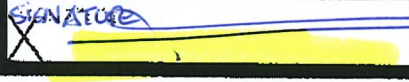
To qualify for the Referral Rewards Program, your friend or family member must:

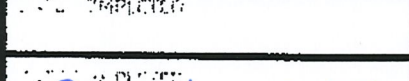
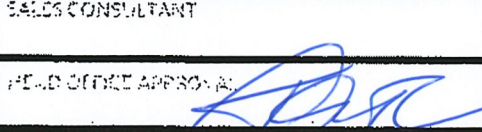
- Register their intent to purchase a new Valecraft home.
- Sign an agreement to purchase their new Valecraft home within 90 days of registering.

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 Walid El Najmi		
CURRENT MAILING ADDRESS 542 Fawn Valley Private		
CITY Ottawa	PROVINCE Ontario	POSTAL CODE K1T 0W4
COMMUNITY Deerfield Village 2	UNIT NUMBER D21	CLOSING DATE Nov. 12th, 2020
PHONE 613-261-9331	EMAIL ADDRESS walidelnajmi@gmail.com	
SIGNATURE 		DATE SIGNED November 24th, 2020

PURCHASER (s)		
FIRST NAME LAST NAME Ahmad, El Najmi		
POSTAL CODE K1T 0W3		
COMMUNITY Deerfield Village 2	UNIT NUMBER R01	CLOSING DATE Nov. 23rd, 2021
NEW ADDRESS 735-E Dearborn Private		POSTAL CODE K1T 0W3
PHONE 613-869-8158	EMAIL ADDRESS aenajmi@gmail.com	
SIGNATURE 		DATE SIGNED November 24th, 2020

OFFICE USE ONLY	
SALES CONSULTANT 	SALES CONSULTANT
DATE December 10 2020	FIELD OFFICE APPROVAL 

*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.