



Welcome to Place St. Thomas 5

Dear Omar Ahmed Mahamoud & Ikram Hussein Ahmed,

RE: Place St. Thomas 5 Lot 7

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **December 17, 2020.**

You now have five (5) business days from **December 18, 2020** to obtain your Lawyer's & Financing approvals.

On or before **December 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 **January 8, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **January 22, 2021** 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,

Emma Cooper

Valecraft Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Omar Ahmed Mahamoud & Ikram Hussein Ahmed
STREET	104-1865 Glenanna Rd.
CITY, PROVINCE	Pickering, Ontario
POSTAL CODE	L1V 3V5
HOME PHONE	613-883-6913
WORK PHONE	647-393-5738
Cell Phone Purchaser (1)	613-883-6913
Cell Phone Purchaser (2)	613-266-0908
CIVIC	940 Lucerne Drive
AGREEMENT BLOCK#	
PLAN	50M-348
LOT (BUILDER'S LOT/UNIT)	7
MODEL #	1030
ELEVATION	"A"
MODEL NAME	Nash
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	1030 "A" Nash Standard
PHASE	5
PROJECT	PLACE ST THOMAS 5
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$575,501.00
Purchaser Offer INVESTMENT	
CLOSING DAY	9
CLOSING MONTH, YEAR	December, 2021
CLOSING DATE (MONTH DAY, YEAR)	December 9, 2021
DEPOSIT 1)	1,000
DEPOSIT 2)	10,000
DEPOSIT 3)	14,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Omar Ahmed Mahamoud
HOME ADDRESS (STREET, CITY, POSTAL CODE)	104-1865 Glenanna Rd., Pickering ON L1V 3V5
HOME PHONE	613-883-6913
WORK ADDRESS (STREET, CITY, POSTAL CODE)	345 Harry Walker Pkwy S., Newmarket ON L3Y 8P6
WORK PHONE	647-393-5738
OCCUPATION	Police Officer - RCMP
ID TYPE	Driver's Licence
ID NUMBER	M0160-60518-21004
BIRTH DATE	OCT 4/1982
PURCHASER 2	Ikram Hussein Ahmed
HOME ADDRESS (STREET, CITY, POSTAL CODE)	104-1865 Glenanna Rd., Pickering ON L1V 3V5
HOME PHONE	613-226-0908
WORK ADDRESS (STREET, CITY, POSTAL CODE)	345 Harry Walker Pkwy S., Newmarket ON L3Y 8P6
WORK PHONE	905-953-7267
OCCUPATION	Public Servant - Federal Government
ID TYPE	Driver's Licence
ID NUMBER	H9455-35808-26103
BIRTH DATE	Nov 3/1982
PART OF LOT(S)(singles)	7
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	omar.mahamoud@gmail.com
EMAIL ADDRESS (2)	ikram.ahmed03@gmail.com
DATE: September 17, 2020	

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 5

Reg'd Plan #: 50M-348

Name(s): Omar Ahmed Mahamoud

Name(s): Ikram Hussein Ahmed

LOT NO: 7

MODEL: 1030 "A" Nash Standard

BASE PRICE: \$559,900.00

ELEVATION: \$9,000.00

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$17,931 \$16,601.00

CREDITS: -\$10,000.00

SUBTOTAL: \$16,931 \$15,601.00

TOTAL: \$576,831 \$575,501.00

PURCHASER OFFER: \$576,831 \$575,501.00

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	\$531,708.85	\$530,531.86
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COMMENTS:

*EXPECTED DATE OF CLOSING: December 9, 2021

Internal B1A			
Place St. Thomas - Phase 5			
PURCHASERS: Omar Ahmed Mahamoud and Ikram Hussein Ahmed			Printed: 15-Dec-20 2:28 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	5	1030 THE NASH ELEV A	9-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
26969	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
26970	Note:	Excluding Corner Cabinetry Where Applicable	Each
*3 90162	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
26971	Note:		Each
4 116412	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 3 - BUILDERS STANDARD CABINETRY AND BACKSPLASH	\$ 689.00
26972	Note:	Kitchen Layout #3 as per Schedule H. & Kitchen Sketch	Each
*5 102204	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 4,662.00
27397	Note:	- Main floor to 2nd level as per Schedule H - 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.	Each Q1179-1 #5 PST5 LOT3
*6 5755	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 8,130.00
26974	Note:	Ensuite Bathroom as per Schedule H	Each Q1171-2 #9
*7 617	1	- KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	*\$ 267.00
26975	Note:	Kitchen as per Schedule H. & Kitchen Sketch	Each Q1171-2 #11
8	1	- GREAT ROOM - OPTIONAL 3 SIDED GAS FIREPLACE WITH WHITE MDF SHELF - NOTE NO BOX/RETURN	\$ 685.00
26976	Note:	- Great Room as per Schedule H. - MECHANICAL CHASE REQUIRED IN REAR BACK CORNER AND BULKHEAD ABOVE GREAT ROOM WINDOW	Each Q1171-9 #61
*9 100026	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH	*\$ 483.00
26977	Note:	- As per Schedule H. - Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each Q1171-3 #23
10 116520	1	- KITCHEN - GAS PIPING - MAIN FLOOR - FOR COOKTOP - AS PER SKETCH	\$ 514.00
26978	Note:	- Kitchen as per Schedule H - Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each Q1171-3 #23
11 871	1	- KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 84.00
26980	Note:	- Kitchen as per Schedule H. - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Each Q1171-3 #23

Internal B1A

Place St. Thomas - Phase 5

PURCHASERS: Omar Ahmed Mahamoud and Ikram Hussein Ahmed

Printed: 15-Dec-20 12:21 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	5	1030 THE NASH ELEV A	Dec 9/21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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12	1	- - UPGRADE TO 200 AMP SERVICE C/W 84 CIRCUIT PANEL	\$ 1,087.00	Each
118348				
26984	Note:			

Standard-delete Fireplace Hearth

Sub Total	\$16,601.00
HST	\$0.00
Total	\$16,601.00

Payment Summary

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

PURCHASER:

Omar Ahmed Mahamoud

15-Dec-20

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Ikram Hussein Ahmed

15-Dec-20

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: