

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Ryan Brodie DeBruyn and Nancy B Schepers ✓
STREET	8 Grayson Street ✓
CITY, PROVINCE	Nepean, Ontario ✓
POSTAL CODE	K2G 0L4 ✓
HOME PHONE	N/A ✓
WORK PHONE	N/A ✓
CELL PHONE (1)	705-351-1986 ✓
CELL PHONE (2)	613-808-0064 ✓
BUILDER'S REF # DWELLING	N80 ✓
CIVIC	626 Tranquil Stream Private ✓
PLAN	4M-1290 ✓
HCRA Licence Number	611 ✓
Part Of Lot #	N80 ✓
MODEL #	110 ✓
MODEL NAME	Thomas ✓
DWELLING (MODEL# & name & std/rev)	110 Thomas Std. End Unit ✓
PROJECT	DEERFIELD VILLAGE 2 ✓
SCHEDULES	
PURCHASER OFFER	\$625,000.00 ✓ \$487,710?
CLOSING DAY	16th ✓
CLOSING MONTH, YEAR	February, 2022 ✓
CLOSING DATE (MONTH DAY, YEAR)	February 16th, 2022 ✓
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	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Ryan Brodie DeBruyn ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	8 Grayson Street, Nepean, On., K2G 0L4 ✓
HOME PHONE	N/A ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	Same as home address ✓
WORK PHONE	N/A ✓
OCCUPATION	Writer ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	D2087-68218-60926 ✓
BIRTH DATE	September 26th, 1986 ✓
PURCHASER 2	Nancy B Schepers ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	8 Grayson Ave., Nepean, On., K2G 0L4 ✓
HOME PHONE	N/A ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	Retired ✓
WORK PHONE	N/A ✓
OCCUPATION	Retired ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	S1366-57715-86118 ✓
BIRTH DATE	November 18th, 1958 ✓
PLACE SIGNED	Ottawa
SIGNING DAY	27th
SIGNING MONTH	June
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	June 27th, 2021
EMAIL ADDRESS (1)	ryan.debruyn@outlook.com
EMAIL ADDRESS (2)	nancy.schepers@sympatico.ca
DATE: September 16, 2020	

SUMMARY OF PRICING

DATE: _____

PROJECT: DEERFIELD VILLAGE 2
Reg'd Plan #: 4M-1290

LOT NO: N80

Name(s): Ryan Brodie DeBruyn

MODEL: 110 Thomas Std. End Unit

Name(s): Nancy B Schepers

BASE PRICE DWELLING: \$606,400.22

LOT PREMIUM:

END LOT PREMIUM: \$13,500.00

NET TOTAL COST OF UPGRADES: \$28,270.78

CREDITS:

SUBTOTAL : \$41,770.78

TOTAL:	\$648,171.00
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PURCHASER OFFER: ~~\$625,000.00~~

DIFFERENCE: **~~-\$23,171.00~~**

4 pce Luxury Ensuite Bonus

\$10,000.00 Décor Bonus to be applied at colour appointment.

Purchaser price of \$625,000.00 approved by Frank Nieuwkoop

~~648 Ml.00~~
~~was Franks Price.~~

30/24

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:		HST Formula 4	\$574,336.28
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COMMENTS:

***EXPECTED DATE OF CLOSING:**

Internal B1A Deerfield 2 - Phase 2			
PURCHASERS: RYAN BRODIE DEBRUYN and NANCY B SCHEPERS			Printed: 26-Jun-21 4:59 pm
LOT NUMBER N80	PHASE 2	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 16-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*1 88685 32585	1	ENSUITE BATH - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS Note: As per schedule H dated April 22, 2021	\$ 0.00 Each
*2 90831 32586	1	- STANDARD - AC UNIT 16 SEER 1.5 TON Note: Location to be determined by Head Office	\$ 0.00 Each
*3 90184 32587	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:	\$ 0.00 Each
*4 90183 32588	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 32589	1	- OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS ON STANDARD MAIN STAIRCASE TO SECOND LEVEL C/W 3-1/8" HARDWOOD STAINED ON LANDINGS Note: As per schedule H dated April 22, 2021. 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.	\$ 6,434.00 Each
*6 88287 32590	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: As per quote #SS4336 Rev.03, dated 03/18/2021	*\$ 3,286.04 Each
*7 88294 32591	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: As per quote #OR5473 Rev.03, dated 03/18/2021	*\$ 1,353.74 Each
8 32592	1	- KITCHEN - UPGRADE TO UPC9-2B IN STANDARD CABINETRY, INCLUDES UPGRADE TO 42" UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD. Note: As per UPC Sketch dated April 22, 2021	\$ 387.00 Each
9 32593	1	- KITCHEN - SUPPLY AND INSTALL LEVEL 1 GRANITE IN STD KITCHEN LAYOUT, INCLUDING KITCHEN ISLAND C/W BREAKFAST BAR Note: Undermount sink & faucet, edge detail to be selected at color appointment. As per schedule H dated April 22, 2021	\$ 5,933.00 Each
10 32594	1	- GREAT ROOM - SUPPLY AND INSTALL STAINED MAPLE MODERN BEVELED 3 1/2in WIDE POSTS, CONTEMPORARY STAINED MAPLE HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO THE GREAT ROOM C/W OPEN STRINGERS. Note: As per schedule H dated April 22, 2021, see items #11 & #12	\$ 2,747.00 Each
11 32595	1	- UPPER HALL - SUPPLY AND INSTALL STAINED MAPLE MODERN BEVELED 3 1/2in WIDE POSTS, C/W METAL STAINLESS STEEL BRACKET CONTEMPORARY STAINED MAPLE HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY. Note: As per schedule H dated April 22, 2021. see items #10 & #12	\$ 3,925.00 Each

Internal B1A			
Deerfield 2 - Phase 2			
PURCHASERS: RYAN BRODIE DEBRUYN and NANCY B SCHEPERS			Printed: 26-Jun-21 4:59 pm
LOT NUMBER N80	PHASE 2	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 16-Feb-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
12		1 - - SUPPLY AND INSTALL STAINED MAPLE MODERN BEVELED 3 1/2in WIDE POSTS, C/W METAL STAINLESS STEEL BRACKET, CONTEMPORARY STAINED MAPLE HANDRAIL & ROUND STAINLESS STEEL SPINDLES IN STANDARD AREAS IN LIEU OF STANDARD.	\$ 3,465.00	Each
32596		Note: As per schedule H dated April 22, 2021, see items #10 & #11		
*13		1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF BONUS STAINLESS. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	* \$ 740.00	Each
111208				
32597		Note: Does not include modifications to cabinetry or electrical for new microwave location		

14 \$10,000 Bonus to be applied at time of colours. Not applicable to base cost of house.

Sub Total	\$28,270.78
HST	\$0.00
Total	\$28,270.78

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
APS	\$28,270.78
<u>Total Payment:</u>	<u>\$28,270.78</u>

PURCHASER:	RYAN BRODIE DEBRUYN	<u>26-Jun-21</u> DATE	VENDOR:	PER: Valecraft Homes Limited
PURCHASER:	NANCY B SCHEPERS	<u>26-Jun-21</u> DATE	DATE:	

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



Valecraft
Homes Ltd.

Welcome to Deerfield Village

Dear Ryan Brodie DeBruyn and Nancy B. Schepers,

RE: Deerfield Village 2 – N80

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **June 30, 2021**.

You now have five (5) business days from **July 7th, 2021** to obtain your Lawyer's & Financing approvals.

On or before _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 interior colour selections & all remaining upgrades must be completed by **July 14th, 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 613-435-8141.

Sincerely,

Lisa Ballard

Valecraft Homes Sales Department