

THE TOWNS AT PARKSIDE VILLAGE

Suite TH37

**BROKER COOPERATION AGREEMENT**

Unit 37 Level 3

Floor Plan TH2-R

THIS AGREEMENT is made between: Amacon Development (City Centre) Corp., the Vendor and **REMAX SPECIALISTS INC., BROKERAGE**, the Co-Operating Brokerage in connection with the sales of the Unit in The Towns at Parkside Village, Mississauga, Ontario.

This will confirm our Agreement that the Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of (2.50%) of the net Purchase Price of the Unit plus applicable HST (the "net" Purchase Price being less applicable taxes, and excluding any monies paid for extras, upgrades & incentives) on this sale as a full co-operating fee in consideration for the first physical introduction of the Purchaser to The Towns at Parkside Village proposed Condominium, with payment of such fee to be made on Closing. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Brokerage (or a Salesperson employed by the Co-Operating Brokerage) on the Purchaser's first visit to The Towns at Parkside Village Sales Centre and both the Purchaser and the Co-Operating Brokerage or salesperson must register with the Vendor's receptionist at such time. The Purchaser must not have previously registered with the Vendor. The Purchaser must enter into a firm and binding Agreement of Purchase and Sale with the Vendor. Without limiting the foregoing:

- (i) telephone registrations will not be valid;
- (ii) the registration will be valid for 60 days only from the Purchasers' first visit to the sales office; and
- (iii) the Co-Operating Broker and/or Salesperson must accompany the Purchaser(s) during the execution of the Agreement of Purchase and Sale;

failing which, the parties agree that the Fee shall not be payable.

Notwithstanding any provisions contained herein, the Fee, shall be paid as follows:

- a) One percent (1.0%) upon payment by the Purchaser of a deposit in the amount of **Forty Thousand Dollars (\$40,000.00) toward of the Purchase Price of the Unit, which deposit shall have cleared the Vendor's Solicitor's trust account; and**
- b) One and one half percent (1.5%) within 45 days following Closing.

The Co Operating Brokerage must submit **separate** invoices for the fee. **Note that the Vendor requires a reference/invoice number and Original invoices. No commission will be paid on faxed invoices. Please mail original invoices to: Amacon Development (City Centre) Corp., Accounts Payable, 37 Bay Street, Suite 400, Toronto, ON M5J 3B2.** All questions and invoices regarding commission should be directed to the Vendor Tel. 416 369 9069.

The Co Operating Brokerage acknowledges and agrees that neither the Co Operating Brokerage nor any sales agent employed by the Co Operating Brokerage is authorized by the Vendor to make any representations or promises to the Purchaser regarding The Towns at Parkside Village proposed Condominium or the sale of the Unit. In this regard, the Co Operating Brokerage covenants and agrees to indemnify and save the Vendor harmless from and against any actions, claims, demands, losses, costs, damages and expenses arising directly or indirectly as a result of any misrepresentation made by the Co Operating Brokerage (or any sales agent employed by the Co Operating Brokerage) to the Purchaser with respect to The Towns at Parkside Village Project or the sale of the Unit. The Co Operating Brokerage acknowledges and agrees that the Vendor shall have the right of set-off against the Fee and any other amount payable by the Co Operating Brokerage to the Vendor.

The Parties expressly agree that the net Purchase Price and fee calculation is subject to adjustment at the time of Closing for any incentives, credits or other reductions in the Purchase Price determined by the Vendor either at the time of execution of the Agreement or on Closing.

This Agreement shall be binding on the parties and their respective successors and assigns.

The Vendor and the Co-Operating Brokerage agree to the terms and conditions expressed in this Agreement

**NAME OF PURCHASER(S): HILDA GNANAPRAGASAM**

**4 - 4030 Parkside Village Drive, Unit 37, Level 1**

Purchase Price:	\$ 543,900.00
*Net Purchase Price:	\$ 502,566.37
Fee (Net Commission):	<b>\$ 12,564.16</b>

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

DATED at Mississauga, Ontario this 28 day of NOVEMBER 2013.

\_\_\_\_\_  
Witness

Signature: \_\_\_\_\_

Co-operating Brokerage / Sales Representative  
REMAX SPECIALISTS INC., BROKERAGE  
RAYO IRANI



Real Estate Specialists Inc. Brokerage  
Independently Owned and Operated

## Rayo Irani

sales representative

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AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: \_\_\_\_\_

Authorized Signing Officer  
I have the authority to bind the Corporation

Date: \_\_\_\_\_

8 January 2014