

Worksheet Leasing

Suite: 2506 Tower: P8V2 Date: March 17/17 Completed by: Silvi
Moataz Mashal

Please mark if completed:

- ☐
- ✓ ☒ Copy of 'Lease Prior to Closing' Amendment
- ✓ ☒ Copy of Lease Agreement
- ✓ ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust N/A
- ✓ ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$500 + HST
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 20% on occupancy
- ✓ ☒ Copy of Tenant's ID
- ✓ ☒ Copy of Tenant's First and Last Month Rent
- ✓ ☒ Copy of Tenant's employment letter or paystub
- ✓ ☒ Copy of Credit Check
- ☐ Copy of the Purchasers Mortgage approval - Amacon to verify
- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
MOATAZ MASHAL (the "Purchaser")

Suite **2506** Tower **TWO** Unit **6** Level **24** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of Five Hundred Dollars (\$500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 17 day of March 2017.

Witness:

Purchaser: **MOATAZ MASHAL**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 16 day of March 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

Authorized Signing Officer

I have the authority to bind the Corporation

The Toronto-Dominion Bank

77401695

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE

2017-03-16

YYYYMMDD

Transit-Serial No.

1878-77401695

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100

Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re PSV2 2506 Leasing fee

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Number

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈77401695⑈ ⑆09612⑈004⑆

⑈3808⑈

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 9 day of March, 2017

TENANT (Lessee), Zohaib Aqueel Khan
(Full legal names of all Tenants)

LANDLORD (Lessor), Moataz Mashal
(Full legal name of Landlord)

U-1
BNA

ADDRESS OF LANDLORD 2487 Confederation Parkway, Mississauga, L5B 1S1
(Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

1. PREMISES: Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
510 Curran Pl. 2506 Miss. On, L5B 0J8

2. TERM OF LEASE: The lease shall be for a term of one year commencing April 1st. 2017

3. RENT: The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of One Thousand Six Hundred Twenty-Five Canadian Dollars (CDN\$ 1,625.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. DEPOSIT AND PREPAID RENT: The Tenant delivers upon acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD In Trust "Deposit Holder"

in the amount of Three Thousand Two Hundred Fifty

Canadian Dollars (CDN\$ 3,250.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. USE: The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for: Residential

6. SERVICES AND COSTS: The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>parking and locker</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>CAC</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S):

ZK

INITIALS OF LANDLORD(S):

MS

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7. **PARKING:**

Landlord agrees to have the tracks on the den door fixed. Instead of 2 tracks, there should be 3.
8. **ADDITIONAL TERMS:** Tenant request to have a deep clean of unit before occupying.

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A B

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 11:59 p.m. on the 9th day of March, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: omar.s@rokslogistics.com Email Address: luma@lumahomes.com
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S): JK

INITIALS OF LANDLORD(S): OS



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20. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)



DATE March 9, 2017



DATE



DATE

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)



DATE March 9, 2017



DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)



DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at a.m./p.m. this day of, 20.....

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage WEST-100 METRO VIEW REALTY LTD

Tel.No. 905-238-8336

OMAR KANAAN SHAATH

(Salesperson / Broker Name)

Co-op/Tenant Brokerage RIGHT AT HOME REALTY INC.

Tel.No. (905) 565-9200

LUMA ROJAS

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord)

DATE March 9, 2017

(Landlord)

DATE

Address for Service

Tel.No.

Landlord's Lawyer

Address

Email

Tel.No.

FAX No.

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Tenant)

DATE March 9, 2017

(Tenant)

DATE

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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Form 400

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Zohaib Aqueel Khan, and

LANDLORD (Lessor), Moataz Mashal

for the lease of 510 Curran Pl. 2506 Miss. On, L5B 0J8

dated the 9 day of March, 2017

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness.

The Landlord shall ensure that there is a functional smoke detector (and / or carbon monoxide detector, if required) installed in rented premises at the time the tenant takes possession of the unit and the tenant acknowledges such. The tenant shall notify the landlord immediately of a non - functioning detector, and agrees not to disable any existing smoke/ carbon monoxide detectors at anytime.

- Landlord agrees to have the tracks on the den door fixed. Instead of 2 tracks, there should be 3. This is being handled by the builder decor staff. Thus no current set time for repair.
Tenant request to have a deep clean of unit before occupying.

25. - Tenant to be responsible for the first \$75.00 of all service calls. Landlord to be responsible for the balance.

25. - Key deposit of \$300.00 to be obtained by landlord.

25. - Tenant to arrange for hydro account before moving into unit.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S): ZK

INITIALS OF LANDLORD(S):

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Form 320

for use in the Province of Ontario

BUYER: Zohaib Aqueel Khan

SELLER: Moataz Mashal

For the transaction on the property known as: 510 Curran Pl. 2506 Miss. On, L5B 0J8

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to included other remuneration.

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

1. LISTING BROKERAGE

- a) ☐ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
 - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:
- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
 - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
 - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
 - The price the Buyer should offer or the price the Seller should accept;
 - And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

- ☐ The Brokeragerepresent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- ☐ by the Seller in accordance with a Seller Customer Service Agreement
- or: ☐ by the Buyer directly

Additional comments and/or disclosures by Buyer Brokerage: (e.g. The Buyer Brokerage represents more than one Buyer offering on this property.)

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)



BUYER



CO-OPERATING/BUYER BROKERAGE



SELLER



LISTING BROKERAGE

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3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.

CO-OPERATING BROKERAGE- REPRESENTATION:

- a) ☒ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
- b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
- c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
Half month of rent to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Buyer offering on this property.)

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

RIGHT AT HOME REALTY INC.
(Name of Co-operating/Buyer Brokerage)
480 EGLINTON AVE WEST #30 MISSISSAUGA
Tel: (905) 565-9200 Fax: (905) 565-6677
[Signature] Date: March 9, 2017
(Authorized to bind the Co-operating/Buyer Brokerage)
LUMA ROJAS
(Print Name of Broker/Salesperson Representative of the Brokerage)

WEST-100 METRO VIEW REALTY LTD
(Name of Listing Brokerage)
129 Fairview Road West Mississauga L5B1K7
Tel: 905-238-8336 Fax: 905-238-0020
[Signature] Date: Mar 9, 2017
(Authorized to bind the Listing Brokerage)
OMAR KANAAN SHAATH
(Print Name of Broker/Salesperson Representative of the Brokerage)

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

BUYER'S INITIALS SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

[Signature] Date: March 9, 2017
(Signature of Buyer)

(Signature of Buyer) Date:

[Signature] Date: March 9, 2017
(Signature of Seller)

(Signature of Seller) Date:

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER, Zohaib Aqueel Khan, and

SELLER, Moatal Mashal

for the property known as 2506- 510 Curran Pl. Mississauga, On.
Etobicoke

dated the 9 day of March, 2017

West-100 Metro View Realty Ltd. advise the parties to this Agreement that the Real Estate Trust account, in which the deposit for this transaction [The Deposit] shall be placed in a Non Interest Bearing Real Estate Trust Account, earning no interest on the deposit and unless it is requested by the Parties in writing in this Agreement that the deposit be placed in an interest bearing Term deposit there will be no interest paid or earned on the deposit funds being held.

The Buyer agrees to provide a certified cheque or bank draft as a deposit within one (1) banking day [excluding Saturday, Sunday and statutory holidays] from the date of acceptance of this offer. No cash deposits will be accepted.

The Parties to this Agreement acknowledge that the real estate Broker[s] so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by West-100 Metro View Realty Ltd. is to be construed as legal, tax or environmental advice and all sizes and measurements are approximate and is to be verified by the Buyer.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Seller, West-100 Metro View Realty Ltd. or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

ZK

INITIALS OF SELLER(S):

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Zohaib Aqueel Khan

and

LANDLORD (Lessor), Moataz Mashal

for the lease of 510 Curran Pl. 2506 Miss. On, L5B 0J8

dated the 9 day of March, 2017

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

TENANT SHALL SUPPLY COPY OF TENANT INSURANCE POLICY TO LANDLORD AGENT PRIOR TO OCCUPANCY

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness.

The Landlord shall ensure that there is a functional smoke detector (and / or carbon monoxide detector, if required) installed in rented premises at the time the tenant takes possession of the unit and the tenant acknowledges such. The tenant shall notify the landlord immediately of a non - functioning detector, and agrees not to disable any existing smoke/ carbon monoxide detectors at anytime.

Landlord agrees to have the tracks on the den door fixed. Instead of 2 tracks, there should be 3.

Tenant request to have a deep clean of unit before occupying.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

ZK

INITIALS OF LANDLORD(S):

OS

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20. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

(Tenant or Authorized Representative)

DATE March 9, 2017

(Witness)

(Tenant or Authorized Representative)

DATE

(Witness)

(Guarantor)

DATE

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

(Landlord or Authorized Representative)

DATE 3/9/17

(Witness)

(Landlord or Authorized Representative)

DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written, was finally acceptance by all parties at 4:00 p.m. on 9th day of MARCH, 2017.

INFORMATION ON BROKERAGE(S)	
Listing Brokerage	WEST-100 METRO VIEW REALTY LTD
	OMAR KANAAN SHAATH
	(Salesperson / Broker Name)
Co-op/Tenant Brokerage	RIGHT AT HOME REALTY INC.
	LUMA ROJAS
	(Salesperson / Broker Name)
	Tel.No. 905-238-8336
	Tel.No. (905) 565-9200

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord)

DATE 3/9/17

(Landlord)

DATE

Address for Service

Tel.No.

Landlord's Lawyer

Address

Email

Tel.No.

FAX No.

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Tenant)

DATE March 10, 2017

(Tenant)

DATE

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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I/We hereby make application to rent 510 Curran Pl. 2506 Miss. On, L5B 0J8
from the 1 day of April 2017 at a monthly rental of \$ 1,625.00
to become due and payable in advance on the 1St. day of each and every month during my tenancy.

1. **Name** Zohaib Aqueel Khan Date of birth 1985/09/19 SIN No. (Optional) _____
Drivers License No K3175-79718-50919 Occupation IT Security Analyst (for the GTAA)

2. **Name** _____ Date of birth _____ SIN No. (Optional) _____
Drivers License No _____ Occupation _____

3. **Other Occupants:** Name Saleha Zohaib Khan Relationship Spouse Age 29
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____

Do you have any pets? No If so, describe _____

Why are you vacating your present place of residence? was sold

LAST TWO PLACES OF RESIDENCE

Address <u>506 - 6 Eva Rd. Etobickie</u>	Address <u>53 Starry Crescent, Toronto, Ontario, M1X 2B7</u>
From <u>June 1st, 2016</u> To <u>March 31, 2017</u>	From <u>June 2012</u> To <u>June 2016</u>
Name of Landlord <u>Luma Rojas</u>	Name of Landlord <u>Faisal Satar</u>
Telephone: <u>289 888 2795</u>	Telephone: <u>647-628-0611</u>

PRESENT EMPLOYMENT

Employer The Ian Martin Group
Business address 465 Morden Rd., Oakville, Ontario, L6K3WK
Business telephone _____
Position held IT Consultant
Length of employment March 2016 - Present
Name of supervisor _____
Current salary range: Monthly \$ 5000

PRIOR EMPLOYMENT

I _____
I _____
I _____
I _____
I _____



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SPOUSE'S PRESENT EMPLOYMENT

Employer Student.
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor
 Current salary range: Monthly \$

PRIOR EMPLOYMENT

.....

Name of Bank Branch Address
 Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

Payments to Amount: \$
 Payments to Amount: \$

PERSONAL REFERENCES

Name Chris D'Souza Address 6 Greybeaver Trail, Scarborough, Ontario
 Telephone: 416-520-3109 Length of Acquaintance 14 years Occupation IT Manager
 Name Rajiv Menon Address 4607 Sandford Farms Dr, Mississauga, Ontario
 Telephone: 416-856-9887 Length of Acquaintance 14 years Occupation IT Systems Analyst

AUTOMOBILE(S)


Make Acura Model TSX Year 2009 Licence No BLNF 638
 Make Model Year Licence No

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

The Applicant represents that all statements made above are true and correct. **The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental.** The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.



 March 09 2017
 Signature of Applicant Date
 Telephone: 647-209-5426 Signature of Applicant Date
 Telephone: Signature of Applicant

PSV2 2506 Tenant's 1B

**Ontario**

Driver's Licence
Permis de conduire

ON
CANADA



1a NAME/ NOM
KHAN,
ZOHALE AQUEEL

2 506-6 EVA RD
ETOBICOKE, ON, M9C 0B1

4a NUMBER/
NUMERO
K3175 - 79718 - 50919

4b ISS/DEL
2016/06/08

4c EXP/EXP
2018/09/19

5 BD/REF
DN0317200

6a SEX/SEXE
M

9 CLASS
G1

12 REST/
COND

16 HEIGHT/AUT
157 cm

PSV2 2506 First + Last Month's Rent

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: March 10, 2017

RECEIVED FROM: Zohaib Aqueel Khan (Tenant)

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$3250.00

PROPERTY: 2506-510 Curran Place, Mississauga

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

10358 (1215)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

4335 BLOOR STREET WEST
ETOBICOKE, ON M9C 2A5

79824485

DATE

2017-03-09

YYYYMMDD

Transit-Serial No.

50-79824485

Pay to the Order of WEST - 100 METRO VIEW REALTY LTD. IN TRUST

\$ *****3,250.00

THREE THOUSAND TWO HUNDRED FIFTY**00/100

Authorized signature required for amounts over CAD \$5,000.00

Canadian Dollars

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Number

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈ 79824485⑈ ⑆09612⑈004⑆

⑈3808⑈



THE IAN MARTIN GROUP

Corporate Headquarters
465 Morden Road, 2nd Floor
Oakville, ON L6K 3W6
905.815.1600
1.800.567.9675
www.ianmartin.com

Confirmation of Contract Services

March 7, 2017

To whom it may Concern

This letter is to certify that Mr. Zohaib Khan is providing consulting services to Ian Martin Limited on a contract basis, working on assignment with our client Greater Toronto Airport Authority.

Mr. Khan is working on a contract basis which commenced on March 21, 2016. He invoices us bi-weekly under the business name 9655115 Canada Inc. Mr. Khan is expected to invoice an average of 80 hours bi-weekly, with a base hourly consulting rate of \$45.00 per hour.

If you have any questions or concerns, please do not hesitate to contact me at 289-243-0029.

Regards,

Julie Wilson, PCP
Payroll Lead

Your credit profile

REPORT DATE: Mar 3, 2017 NEXT UPDATE AVAILABLE: Mar 10, 2017



HOW YOUR SCORE IS CALCULATED

Your score was calculated by TransUnion using the TransRisk model. It can range from 300 to 900.

ABOUT YOUR CREDIT SCORE

Why your credit score matters

What is a good credit score?

What is the TransUnion TransRisk score model?

An offer based on your score



Scotiabank® More Rewards® * Visa* card

Apply Now

Annual fee

\$0

Annual interest rate*

19.99% on purchases, 22.99% on cash advances

Balance transfer intro rate

N/A

Balance transfer regular rate*

22.99%










See details, rates and fees
▼

Report details

Accounts

Here's every account that appears on your TransUnion credit report – both open and closed. Click on the account name to see more details.

REVOLVING

	TD CREDIT CARDS Reported: Feb 20, 2017	\$279 Open	>
	TD CREDIT CARDS Reported: Feb 12, 2017	\$0 Open	>
	CAPITAL ONE HBC DUAL CAR Reported: Feb 3, 2017	\$0 Open	>
	SERVICES DE CARTES DESJA Reported: Jan 18, 2016	\$0 Closed	>
	CDN IMPERIAL BK OF COMME Reported: Aug 11, 2015	\$0 Open	>
	CAPITAL ONE HBC - PLCC Reported: Feb 7, 2015	\$0 Closed	>
	CIBC CREDIT CARDS Reported: Mar 8, 2014	\$0 Closed	>
	HSBC RETAIL SERVICES Reported: Feb 5, 2009	\$0 Open	>
	TD CREDIT CARDS Reported: Oct 1, 2005	\$0 Closed	>

INSTALLMENT

	SERVICES DE CARTES DESJA Reported: Oct 19, 2015	\$0 Open	>
	CDN IMPERIAL BK OF COMME Reported: Mar 6, 2009	\$0 Closed	>

OPEN

	TELUS Reported: Sept 5, 2013	\$0 Closed	>
	KODOO Reported: Apr 19, 2012	\$0 Closed	>

Collections

If you've fallen behind on payments, your account could be sent to collections. This can have a big impact on your credit score.

Clean slate! As of your latest update, you have no collections on your credit report.

Bank accounts

Bank accounts can be added to your report if they were closed for a negative reason, like a bad cheque or insufficient funds.

As of your latest update, you have no negative bank account information on your credit report.

Public records

Things like bankruptcies and legal judgments against you can show up on your credit report, and do some damage to your score.

Keep it up! As of your latest update, you have no public records on your credit report.

Credit inquiries





When you apply for a new account, a hard credit inquiry will usually get added to your report. These can make a small dent in your score. Here are the inquiries on your TransUnion report:

ROYAL BANK OF CANADA

Inquiry made: Mar 8, 2016

HB GENERAL SERVICING

Inquiry made: Jan 30, 2015

	VISA DESJARDINS/GHR Inquiry made: Nov 14, 2014
	MACY'S / DSNB Inquiry made: Nov 8, 2014
	ROGERS COMMUNICATIONS CA Inquiry made: Aug 8, 2008
	MBNA Inquiry made: May 6, 2004

Personal information




NAMES REPORTED

ZOHAIB AQUEEL KHAN

EMPLOYMENT INFO

You have no employment information on your credit report.

ADDRESSES REPORTED

-  6 EVA RD
ETOBICOKE, ON M9C0B1
-  123 LIVINGSTON RD
MILTON, ON L9T6J6
-  51 REED DR
AJAX, ON L1S5S2

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