

Worksheet

Leasing

Suite: 508 Tower: PSV Date: Apr. 2/17 Completed by: Silvana
Kayss Ebrahim

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 Draft no. 80092186
(\$30,000)
- ✓ ☒ 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: \$ 31,004
- ✓ ☒ Copy of Tenant's ID
- ✓ ☒ Copy of Tenant's First and Last Month Rent
- See below { ☒ Copy of Tenant's employment letter or paystub
- ☐ Copy of Credit Check
- ✓ ☒ Copy of the Purchasers Mortgage approval
- ✓ ☒ 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:

See 1st + last month's rent. Tenants are
students - no employment letter provided.
6 months rent paid up front (\$10,050).



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **508** Tower **ONE** Unit **8** Level **5** (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 3rd day of April 2017.



Witness:

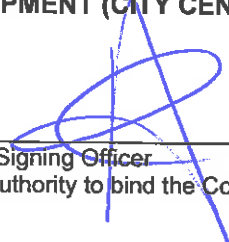


Purchaser: **KAYSS EBRAHIM**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 4th day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

Agreement to Lease Residential

This Agreement to Lease dated this 31 day of March, 2017

TENANT (Lessee), Mustafa Hussein and Parah Hash

LANDLORD (Lessor), Kaysa Elshaykh

ADDRESS OF LANDLORD 2487 Confederation Parkway Mississauga, Ont. L4S 1S1

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, if any, the Tenant hereby offer to lease, premises known as: #508 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

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 1,675.00 One Thousand Six Hundred Seventy Five Canadian Dollars (CND \$1,675.00 - 1675.00) payable in advance on the first day of each and every month during the currency of the said term. First and last month's 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, upon acceptance (hereafter, "Upon Acceptance" as otherwise described in this Agreement)

by negotiable cheque payable to: WEST-100 METRO VIEW REALTY LTD., BROKERAGE "Deposit Holder" in the amount of Ten Thousand Five Hundred and Fifty

Canadian Dollars (CND \$10,500.00) 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 1st and and Last 4 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 in 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:

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	☒	☐	Cable TV	☐	☒
Oil	☐	☐	Condominium/Cooperative Fees	☒	☐
Electricity	☐	☒	Garbage Removal	☐	☐
Hot water heater rental	☒	☐	Other:	☐	☐
Water and Sewerage Charges	☒	☐	Other:	☐	☐

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Taxpayer, 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): MH/FH

INITIALS OF LANDLORD(S): OS

7. **PARKING:** One Parking Spot

8. **ADDITIONAL TERMS:** _____

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedules A & B

IRREVOCABILITY: This offer shall be irrevocable by 11:59 PM on the 25th

NOTICES: The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notice pursuant to the terms of this lease.

TAX No. _____ FIX No. _____

EXECUTION OF LEASE: Lease shall be entered by the Landlord on the Landlord's standard form of lease, and shall include the provisions set forth herein.

13. ACCESS: The landlord shall have the right, at reasonable times to enter and show the leased premises to prospective tenants, purchasers or other

1.4. **INSURANCE.** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewals thereof, at the Tenant's sole cost and expense, fire and commercial theft insurance on the contents of the Premises.

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, a

16. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's carbon

17. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Exhibit

13. **FAMILY LAW ACT:** Landlord warrants that approval is not necessary to this transaction under the provisions of the Family Law Act, E.S.O. 1985, section 4.

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

PRINCE OF WALES, (M/F)

INITIALS OF LANDLORD(S) _____



THE HEAVENLY BEATERS, BEATERS AND BEAT-ONS ARE COMING TO THE CATHOLIC BOY

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Schedule A
Agreement to Lease - Residential

Form 400
for use in the Province of Ontario

Toronto
Real Estate
Board

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

TENANT (Lessee): Musafa Hussein and Parah Hadi

LANDLORD (Lessor): Kayss Elachem

for the lease of #508 - 4011 BRICKSTONE MEWS

15B 0J7

Mississauga

dated the 31

day of March

2017

Tenant and Landlord agree that an executed Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: (Fridge, Stove, Dishwasher, microwave, Washer and dryer).

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 at the Tenant's cost.

Landlord agrees to have the unit cleaned prior to the commencement of the lease at the Landlord's cost, and Tenant shall have the unit cleaned at end of lease term at Tenant's cost.

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

Landlord shall pay real estate taxes, 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 is offering voluntarily and willingly 1st, 2nd & last 4 months rent upfront in a bank draft as well as 6 post dated cheques for the balance of the lease to be handed over to the landlord prior to occupancy date.

Tenant agrees and warrants that they will be the sole occupants of this unit and as per any attached rental application. The tenants acknowledge that the leased premises are only for single family residential use.

The Tenant takes responsibility for bank charges of \$50.00 for any NSF cheque returned to the landlord.

The tenant shall keep the leased premises in a smoke-free (Cigar and/or Cigarette or other products)

Lessee and Lessor agree that the lessee shall ensure that the home is returned to its pre-occupancy condition before vacating the home. Lessee agrees that any repairs required for this purpose or any damages to the leased premises, appliances, fixtures, chattels or other parts of the property under the tenant's control that were caused by his/her negligent conduct or persons invited by him/her, shall be completed at the lessee sole expense, before, or upon expiration of this lease or renewal thereof.

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

INITIALS OF TENANT(S):

MH/EH

INITIALS OF LANDLORD(S):

KS
EL

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Schedule A
Agreement to Lease - Residential

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

TEENANT (lessee), Mustafa Hussain and Farah Haddi

LANDLORD (lessor), Kaysa Elshahin

for the term of #508 - 4011 BRICKSTONE MEWS

Mississauga

L3B 037

dated the 31

day of March

2017

Tenant, if not in default hereunder, shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew the lease for a further year term on the same terms and conditions

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.

Tenant agrees to pay the cost of electricity required on the premises during the term of the lease and any extension thereof.

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

INITIALS OF TENANT(S):

MH/HH

INITIALS OF LANDLORD(S):

KS

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Schedule B
Agreement of Purchase and Sale

Toronto
Real Estate
Board

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

Murray, Mustafa Hussein and Farah Hadi

and
Saleh, Kaysa Zekriah

for the property known as Sub: 4011 Blackstone Manor, Mississauga

dated the 21 day of March, 2012

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): MH/FH

INITIALS OF SELLER(S): KS

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Form 105 (Revised 2008) Page 1 of 1
WEBForms™ Jan/2012

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

TENANT (Lessee): Munirah Hussain and Farah Hadi

LANDLORD (Lessor): Kayes Ibrahim

for the lease of 4011 Brickstone Moon 508

dated the 31 day of March

2017

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

The Tenant agrees to provide the Landlord with 6 post dated cheques starting from June 1st 2017

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

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 within 60 days prior to the end of the Lease term.

Landlord shall pay real estate taxes, 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 agrees to have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant agrees to pay the first \$75.00 for any minor service needed in condo premises.

Landlord warrants that all appliances, channels and fixtures will be in good working order prior to occupancy.

Tenant agrees to pay Landlord a \$300 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

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

INITIALS OF TENANTS:

MH/FH

INITIALS OF LANDLORD(S):

OS
PGH

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Confirmation of Co-operation and Representation

Toronto Real Estate Board

Buyer: Musafa Hussein and Farah Haddi

Seller: Kayes Elshikh

For the transaction on the property located at: 2508 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

DEFINITIONS AND INTERPRETATIONS: For the purpose 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 include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) 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 (RSO 2002 c. 26) 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:
- ☒ 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(s).
 - ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATIONS:** 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 practices;
 - 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 enable 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 Brokerage(s) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage(s) will be paid:
- or:
- ☐ by the Seller or in accordance with a Seller Customer Service Agreement
- ☐ by the Buyer directly

Additional comments and/or disclosures by Buyer Brokerage(s) (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)

MH/FH
BUYER

MS
CO-OPERATING/BUYER BROKERAGE

ES
SELLER

OS
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 interest 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
(Commission As Indicated in MLS® information) to be paid from the amount paid by the Seller to the Listing Brokerage.
b) ☒ The Co-operating Brokerage will be paid as follows:
1/2 Month Rent

Additional comments and/or disclosures by Co-operating Brokerage (e.g., The Co-operating Brokerage represents more than one buyer offering to buy 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 rules 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)

RE/MAX REAL ESTATE CENTRE INC.

(Name of Co-operating/Seller Brokerage)

100 CITY CENTRE DR #1 - 702 MISSISSAUGA

Tel: (905) 272-5000

Fax: (905) 272-5088

Authorized to Sign as Co-operating/Seller Brokerage

NAZAR HAMEED

(Print Name of Broker/Salesperson Representative of the Brokerage)

WEST-100 METRO VIEW REALTY LTD.

(Name of Listing Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

Tel: (905) 238-8536

Fax: (905) 238-0020

Authorized to Sign the Listing Brokerage

OMAR KANAAN SHAATHI

(Print Name of Broker/Salesperson Representative of the Brokerage)

CONSENT FOR MULTIPLE REPRESENTATIONS (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 of Buyer)

Date: March 31, 2017

(Signature of Seller)

Date: March 31, 2017

(Signature of Buyer)

Date: 3/31/2017

(Signature of Seller)

Date:



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Form 9000 - Revised 01/17 - Page 1 of 2

The Toronto-Dominion Bank

80092186

38, PLACE DU COMMERCE
ILE DES SOEURS, PQ H3E 1T8

DATE

2017-03-31
YYYYMMDD

Transit-Serial No.

4813-80092186

Pay to the

Order of BLANEY MCMURTY LLP IN TRUST

\$ *****30,000.00

THIRTY THOUSAND**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re PSV 508 - Lease Top-up

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

ISSAM AL KHAIRY

⑈80092186⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV 508

Top-up to 20%.

The Toronto-Dominion Bank

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE

80817925

2017-04-02
YYYYMMDD

Transit-Serial No. 1878-80817925

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100 Canadian Dollars

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

Re See - PSV 1

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

⑈80817925⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV 508 - Lease fee

Passport



جمهورية العراق / كۆماری عێراق
حوار سفر / پاسپورت

حوار سقر / ياسين هورت

Types: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840,

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مصطفیٰ رائد حسین



MUSTAFA RAID HUSSEIN

HUSSEIN

2008

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1998-12-08

عراقی / IRAQI

العراق - بغداد IRQ

فرج منجلی

Author Name
FARAH MUJTBA

Date of Expiry:

2023-10-31

Costs of Volume

2015-11-02

Learning Activities

BAGHDAD /بغداد/



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WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: April 1, 2017

RECEIVED FROM: Mustafa Hussein and Farah Hadi (tenants)

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$10,050.00

PROPERTY: #508-4011 Brickstone Mews, Mississauga

Thank-you,

West-100 Metro View Realty Ltd., Brokerage



**Royal Bank of Canada
Banque Royale du Canada**

1815 LAWRENCE AVE E
SCARBOROUGH, ON

58417057 5-516

DATE 20170401
Y/A M/D

PAY TO THE ORDER OF WEST-100 METRO VIEW REALTY LTD
PAYEZ À L'ORDRE DE

\$10,050.00

EXACTLY \$10,050.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$1000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT SUPÉRIEUR À 1000 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET #508-4011 BRICKSTONE MEWS

PURCHASER NAME
HUSSEIN/HADI

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CO-INITIALED

FADIA ABU-
CHAHINE

#58417057# 0061820030 09900135#

TD Canada Trust
PERSONAL CR - MMS/BROKER
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

February 1st, 2016

Kayss Ebrahim
5448 Lassaline Ave
Windsor, ON
N8T 1A8

Dear Valued Customer:

Re: Mortgage Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 508, 4011 Brickstone Mews, Mississauga, Ontario, PSV – Tower One (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Kayss Ebrahim
Principal Amount:	\$300,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	April 1 st , 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option: Closed to prepayment privileges, subject to terms of mortgage	
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	March 24 th , 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

This Approval Confirmation is valid until March 24th, 2017.

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

Standard Conditions

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;

528322 (0212)

- Valid First Mortgage Security to be provided on the Property.

528322