

Worksheet
Leasing

Suite: 614 Tower: PSV Date: MAY 10/17 Completed by: Silvi

Khaled Abouhazima

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust 20% due @ occupancy
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$565 Draft NO. 80818402
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 45,847.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- see notes { ● 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

Administration Notes: Tenants are new to Canada. They cannot
provide a credit check or employment letter.
They paid for 2 extra months up front.

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

KHALED JAMAL ABDELJHANY ABOUHAZIMA (the "Purchaser")

Suite **614** Tower **ONE** Unit **14** Level **6** (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-five percent (25%) 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 10th day of May 2014. 7

[Signature]
Witness:

Khaled Aboutazima

Purchaser: **KHALED JAMAL ABDELJHANY ABOUHAZIMA**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 10th day of May 2014. 7

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer
I have the authority to bind the Corporation

The Toronto-Dominion Bank3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

80818402

DATE

2017-05-08

YYYYMMDD

Transit-Serial No.

1878-80818402

Pay to the Order of Amacon City Centre Seven New Development

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100

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

Re

614-PSV

Canadian Dollars

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

Authorized Officer

Countersigned

Number

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

⑈80818402⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV # 614 Leasing fee

2017-346

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7
O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: May 6, 2017

RECEIVED FROM: Karim Suleiman @ Century 21 Innovative Realty Inc.

PAYMENT METHOD: Certified Cheque

DEPOSIT AMOUNT: \$5,855.00 (15 days, + first month, + last two months)

PROPERTY: #614-4011 Brickstone Mews

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

9435 MISSISSAUGA ROAD UNIT D
BRAMPTON, ON L6X 0Z8

81544421

DATE

2017-05-06

YYMMDD

Transit-Serial No.

2127-81544421

Pay to the Order of **WEST-100 METRO VIEW REALTY LTD., BROKERAGE**

\$ *****5,855.00

FIVE THOUSAND EIGHT HUNDRED FIFTY FIVE**00/100

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

Canadian Dollars

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5X 1A2

Authorized Officer

Countersigned

Number

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

⑈81544421⑈ ⑆09612⑈004⑆

⑈3808⑈

BUYER: Muhammad Shahid and Zahra Shahid

SELLER: Khaled Abdulaziz

For the purchase of the property located at: 7014 4011 BRICKSTONE WAYS Mississauga L5S 0H7

DEFINITIONS AND INTERPRETATION: For the purposes of this Confirmation of Cooperation 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. "Real estate" includes interests and "Agreement of Purchase and Sale" includes an Agreement to Buy. Cooperation shall be deemed to include other transactions.

The following declaration is confirmed for the foregoing information/transaction at the Brokerage. If a Co-operating Brokerage is involved in the transaction, the Brokerage agrees to cooperate in cooperation of, and on the terms and conditions as set out below.

DECLARATION OF COOPERATION: The undersigned seller/vendor/landlord representative of the Brokerage hereby declares that he/she is licensed as required by the Real Estate and Business Brokers Act, 1990 (R.E.B.B.A. 1990) and regulations.

1. LISTING BROKERAGE

- ☒ The Listing Brokerage represents the interests of the Seller in this transaction. The Listing Brokerage and agreed that:
- ☒ The Listing Brokerage is not representing or providing Brokerage Services to the Buyer.
 - ☐ If the Buyer is working with a Co-operating Brokerage, Section 2 shall be indicated by Co-operating Brokerage.
 - ☐ The Listing Brokerage is providing Brokerage Services to the Buyer.
- ☒ **MUTUAL REPRESENTATION:** The Listing Brokerage has entered into a Mutual Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, and both declare for this transaction. The Listing Brokerage shall be responsible for actively promoting 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 representation to disclose all known information about the property known to the Listing Brokerage, however, the Listing Brokerage is not required to:
- That the Seller may or will accept less than the listed price, unless otherwise indicated in writing by the Seller.
 - That the Buyer may or will pay more than the offered price, unless otherwise indicated in writing by the Buyer.
 - The disclosure of all personal information about the Seller or Buyer, unless otherwise indicated in writing by the party to which the information applies, or unless there is a disclosure of such information in writing by the party to which the information applies.
 - That the Buyer should refer to the price the Seller should accept.
 - That the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that both parties have the right to disclose all information known to the Listing Brokerage, including information not for the property will be disclosed to both Seller and Buyer in order to come to their own conclusions.

Additional comments made or disclosed by Listing Brokerage (e.g., the Listing Brokerage represents more than one Buyer relating to this property):

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- ☐ The Brokerage () represents the Seller and the property (and) and is a duly registered Brokerage. The Brokerage will accept:
- ☐ By the Seller or on behalf of the Seller (Contract Brokerage Agreement)
 - ☐ By the Buyer directly.

Additional comments made or disclosed by Buyer Brokerage (e.g., the Buyer Brokerage represents more than one Buyer relating to this property):

SIGNATURES OF BUYERS/SELLERS/BROKERAGE REPRESENTATIVES (Where applicable)


BUYER


CO-OPERATING/BUYER BROKERAGE


SELLER


LISTING BROKERAGE

1. The Ontario Real Estate Association (OREA) and its members are not responsible for the accuracy of the information provided in this form. The Ontario Real Estate Association (OREA) and its members are not responsible for the accuracy of the information provided in this form. The Ontario Real Estate Association (OREA) and its members are not responsible for the accuracy of the information provided in this form.

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 represented another registered real estate licensee or licensee's services to the Buyer.

CO-OPERATING BROKERAGE COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as specified in the MLSP information for the property.
1.0 Month Rent - 10%
(Commission As Specified in MLSP Information) to be paid from the net proceeds to the Seller to the Listing Brokerage.
b) ☐ The Co-operating Brokerage will be paid as follows:

Additional information of the Co-operating Brokerage (e.g., The Co-operating Brokerage represents the Buyer and has represented another registered real estate licensee or licensee's services to the Buyer).

Commission will be reported as specified above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: is the entire Co-operating Brokerage's exclusive authority of commission from the Listing Brokerage, from the agreement between Listing Brokerage and Co-operating Brokerage further included in Commission Trust Agreement. The entire Brokerage for which is the Co-operating Brokerage providing an offer for a trade or the property is acceptable in the Seller. This Commission Trust Agreement shall be subject to and governed by the MLSP rules and regulations pertaining to real estate sales of the Listing Brokerage's local real estate board, if the local board's MLSP rules and regulations are provided. Otherwise, the provisions of the CREA's national MLSP rules and regulations shall apply to this Commission Trust Agreement. For the purposes of this Commission Trust Agreement, the Commission Trust Amount shall be the amount stated in Section 3 above. The Listing Brokerage hereby declares that all money received in connection with the entire sales coverage of Commission Trust and shall be held in trust for the Co-operating Brokerage under the terms of the applicable MLSP rules and regulations.

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

CENTURY 21 INNOVATIVE REALTY INC.

(Name of Co-operating Brokerage)

150 BURNHAMTHORPE RD W. MISSISSAUGA

(905) 270-8100

(905) 276-1106

Karim
(Signature of Broker/Salesperson Representative of Co-operating Brokerage)

KARIM SULEMAN

(Full Name of Broker/Salesperson Representative of Co-operating Brokerage)

WEST-80 METRO VIEW REALTY LTD.

(Name of Listing Brokerage)

130 FAIRVIEW ROAD WEST MISSISSAUGA

(905) 236-5130

(905) 236-0020

Omar
(Signature of Broker/Salesperson Representative of Listing Brokerage)

OMAR HANAN SHAATH

(Full Name of Broker/Salesperson Representative of Listing Brokerage)

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

The Buyer/Seller consents that their interest in their Brokerage representing more than one client for this transaction.

[Signature]
BUYER'S INITIALS

[Signature]
SELLER'S INITIALS

ACKNOWLEDGEMENT

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

[Signature] Date: **4 May 2017**

[Signature] Date: **4 May 2017**

[Signature] Date: **4 May 2017**

[Signature] Date: **4 May 2017**

DISCLOSURE OF INTEREST: The Brokerage is not a party to this transaction and is not a party to any other transaction involving the property.

DISCLOSURE OF INTEREST: The Brokerage is not a party to this transaction and is not a party to any other transaction involving the property.

This Agreement to Lease dated this 17 day of May, 2017

2017

THESE PARTIES (Tenants) Syed Mubashir and Shabana and Zahrah Shabbir

of the full name of all Tenants

LANDLORD (Lessor) Khuram Abdulaziz

of the full name of Landlord

ADDRESS OF LANDLORD

(Legal address for the purpose of receiving notices)

The Tenant hereby agrees to lease from the Landlord the premises as described herein, on the terms and subject to the conditions contained in this Agreement.

1. **PREMISES:** The premises are provided to the Tenant under the terms of this Agreement, which are as follows: 4014-4017 BRICKSTONE MEWS Mississauga L4B 0G7

2. **TERM OF LEASE:** The term of this Agreement is 1 year, commencing on 17 May 2017.

3. **RENT:** The Tenant will pay to the Landlord monthly rent of Three Thousand Three Hundred Fifty Dollars (\$3,350.00).

Charged to the Tenant by the Landlord

Landlord's Name: Khuram Abdulaziz

payable in advance on the first day of each month except during the vacancy of the unit. The rent will be paid in advance, without deduction or set-off of any taxes, whether levied or not.

4. **DEPOSIT AND PAYMENT:** The Tenant has paid to the Landlord a deposit of \$3,350.00.

(This deposit is not to be used for any other purpose.)

The deposit is held by the Landlord in the name of WLS9-100 METROVIEW REALTY LTD. BROKERAGE

(Brokerage Name)

in the amount of Three Thousand Three Hundred

Dollars (\$3,350.00).

The Landlord agrees to hold the deposit in trust for the Tenant and to use the deposit to pay the rent of the unit.

When the deposit is used for the rent, the Landlord will provide a receipt to the Tenant.

If the Agreement is not accepted, the deposit is to be returned to the Tenant within fifteen (15) days.

For the purposes of this Agreement, "Landlord" means the person or persons who are responsible to deliver the deposit to the Tenant. The Landlord agrees to deliver the deposit to the Tenant within fifteen (15) days of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Tenant shall be responsible for the deposit and shall be responsible for the deposit and shall be responsible for the deposit.

5. **USE:** The Tenant shall use the premises for the purpose of residential use only. The Tenant shall not use the premises for any other purpose without the written consent of the Landlord.

The Tenant shall not use the premises for any other purpose without the written consent of the Landlord.

6. **SERVICES AND COSTS:** The cost of the following services is payable by the Tenant as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	☐	☐	Water	☐	☐
Electricity	☐	☐	Landscaping	☐	☐
Hot water heater repair	☐	☐	Carpeting	☐	☐
Water and Sewerage Charges	☐	☐	Other	☐	☐

The Tenant will pay the property taxes, and if the Tenant is entitled to a separate Landlord's Certificate of Occupancy, the Tenant will pay the property taxes. The Tenant will pay the property taxes, and if the Tenant is entitled to a separate Landlord's Certificate of Occupancy, the Tenant will pay the property taxes.

INITIALS OF TENANT:

(Signature)

INITIALS OF LANDLORD:

(Signature)

THE TENANT'S SIGNATURE: Khuram Abdulaziz (Signature)

THE LANDLORD'S SIGNATURE: Khuram Abdulaziz (Signature)

7. PARTIES:

1. Landlord: [Name]

8. ADDITIONAL TERMS:

1. [Name]

9. SCHEDULES: The schedule attached hereto shall form an integral part of this Agreement to Lease and shall constitute Schedule A and B.

10. INCORPORATION: The entire lease shall be incorporated by reference into this Agreement.

11. [Name]

12. [Name]

13. [Text regarding the lease agreement and the parties' obligations]

14. [Text regarding the lease agreement and the parties' obligations]

15. [Text regarding the lease agreement and the parties' obligations]

16. [Text regarding the lease agreement and the parties' obligations]

17. [Text regarding the lease agreement and the parties' obligations]

18. [Text regarding the lease agreement and the parties' obligations]

19. [Text regarding the lease agreement and the parties' obligations]

20. [Text regarding the lease agreement and the parties' obligations]

21. [Text regarding the lease agreement and the parties' obligations]

22. [Text regarding the lease agreement and the parties' obligations]

INITIALS OF TENANT:

[Signature]

INITIALS OF LANDLORD:

[Signature]

23. [Text regarding the lease agreement and the parties' obligations]

20. **BINDING AGREEMENTS:** It is represented and warranted that this contract is binding agreement for the parties to which and the terms of the conditions and included by the contract only contain one binding agreement.

SIGNED, SEALD AND DELIVERED in the presence of: **IMMEDIATE ESCROW OFFICER** (Signature) **DATE** 5 May 2017
(Signature) **DATE** 5 May 2017
(Signature) **DATE**

WILL be binding hereby signed by whose offer, and signed with the registration together with appropriate T&E and other terms may hereby be applicable may be obtained from the deposit and before going to pay any monies to the seller of the property.

SIGNED, SEALD AND DELIVERED in the presence of: **IMMEDIATE ESCROW OFFICER** (Signature) **DATE** May 3, 17
(Signature) **DATE**

COPIES OF CONTRACT: The contract is made of the contract being entered to the transaction and the contract is made of the contract being entered to the transaction and the contract is made of the contract being entered to the transaction.

COPIES OF CONTRACT: The contract is made of the contract being entered to the transaction and the contract is made of the contract being entered to the transaction and the contract is made of the contract being entered to the transaction.

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INFORMATION ON BROKERAGE:
Listing Brokerage: **WEST MID METROVIEW REALTY LTD.** Tel No: (416) 223-3333
Buyer Brokerage: **IMAR KANAAN SUKATH**
Listing Brokerage: **CENTURY 21 INNOVATIVE REALTY INC.** Tel No: (416) 270-0100
Buyer Brokerage: **EASIM SULEMAN**

ACKNOWLEDGEMENT:
I acknowledge receipt of my signed copy of the attached Agreement of Purchase and Sale and I acknowledge the knowledge of the terms of the Agreement of Purchase and Sale and I acknowledge the knowledge of the terms of the Agreement of Purchase and Sale.
(Signature) **DATE** May 5, 2017
(Signature) **DATE** May 5, 2017
(Signature) **DATE**

FOR OFFER USE ONLY:
ACKNOWLEDGEMENT:
I acknowledge receipt of my signed copy of the attached Agreement of Purchase and Sale and I acknowledge the knowledge of the terms of the Agreement of Purchase and Sale.
(Signature) **DATE** May 5, 2017
(Signature) **DATE**

FOR OFFER USE ONLY:
ACKNOWLEDGEMENT:
I acknowledge receipt of my signed copy of the attached Agreement of Purchase and Sale and I acknowledge the knowledge of the terms of the Agreement of Purchase and Sale.
(Signature) **DATE** May 5, 2017
(Signature) **DATE**

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

Tenant Name(s): Syed Mahamud Shahid and Zahid Shahid

Landlord Name(s): Khalid Alsharara

Address: 201-401 Bloor Street West

City/Town/Village:

Unit No.:

Apartment No.:

Day of Week:

Year:

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

The Tenant agrees to provide the Landlord with a post dated cheque starting from July 31, 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 of the unit, after giving the Tenant at least twenty-four (24) hours written notice of such showing, and to allow the Landlord or his agent to show 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 that 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 supplied 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 reconnected to the Tenant's name.

Tenant agrees to pay the first \$75.00 for any minor service needed at tenant's premises.

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

Tenant agrees to pay Landlord a \$200 refundable key deposit to be returned on Lease completion and all keys are returned.

This form shall be witnessed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

[Handwritten initials]

INITIALS OF LANDLORD(S):

[Handwritten initials]

DISCLAIMER: This form is intended to be used as a guide only and does not constitute a contract. The Ontario Real Estate Association (OREA) and the Toronto Real Estate Board (TREB) are not responsible for the content of this form. It is the responsibility of the parties to the Agreement to Lease to ensure that the form is completed correctly and that all necessary disclosures are made. The form is subject to change without notice and is available on the OREA and TREB websites.

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

BUYER, Syed Muhammad Shahid and Zainab Shahid and

SELLER, Ahmed Aboukham

for the property known as 155017 - 4011 Brimley Ave. Mississauga

dated the 4 day of May 2017

West 100 Metro View Realty Ltd. advises 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 Trust deposit there will be no interest paid or credited 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 such and representations are unimpaired 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 change in property tax as a result of a re-assessment of the property.

The Broker(s) and registrant named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer 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.

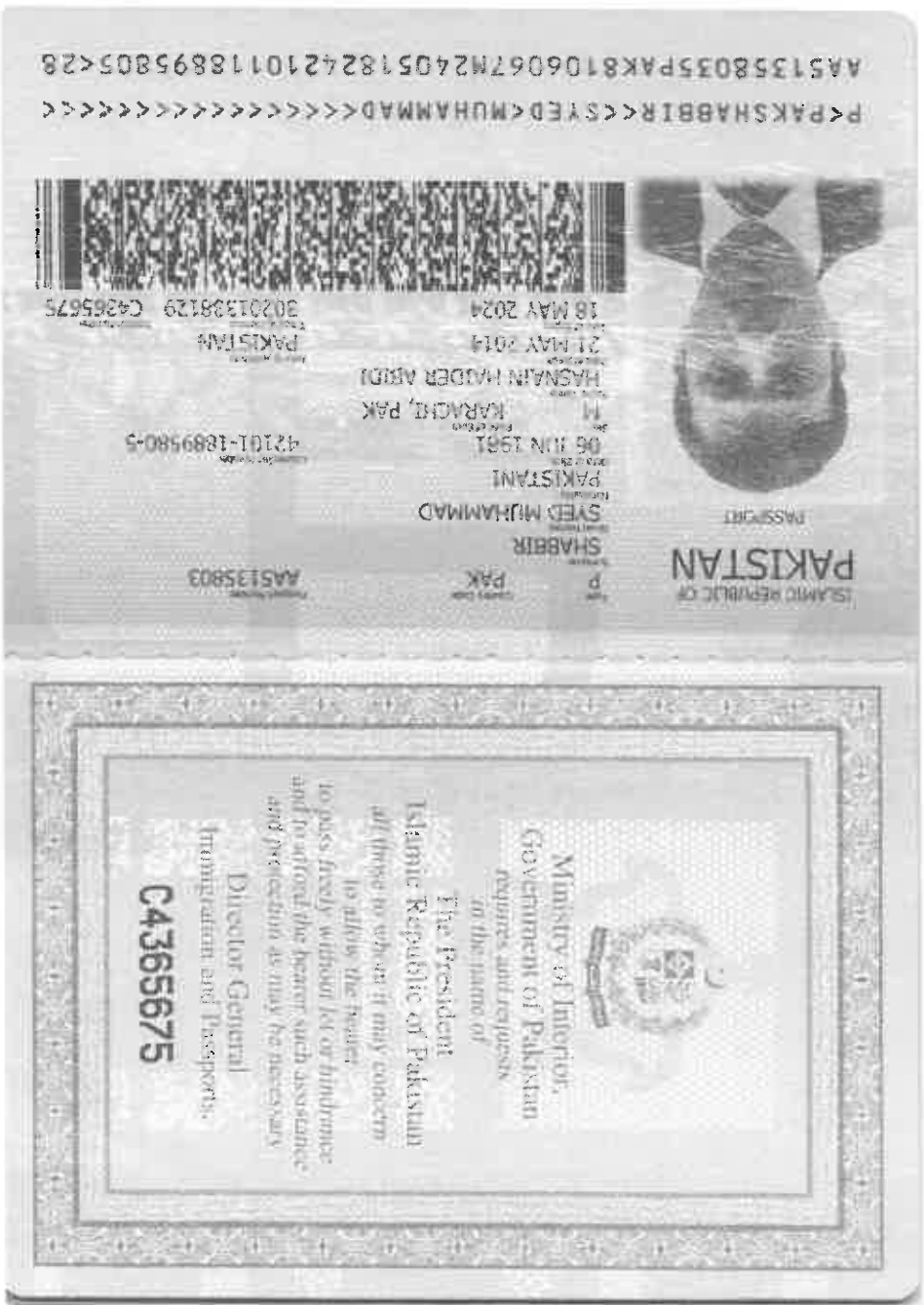
INITIALS OF BUYERS:

INITIALS OF SELLER:



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Form 102 - Revised 2016 Page 1 of 1
05/05/17



WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: May 6, 2017

RECEIVED FROM: Karim Suleiman @ Century 21 Innovative Realty Inc.

PAYMENT METHOD: Certified Cheque

DEPOSIT AMOUNT: \$5,855.00 (15 days, + first month, + last two months)

PROPERTY: #614-4011 Brickstone Mews

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

9435 MISSISSAUGA ROAD UNIT D
BRAMPTON, ON L6X 0Z8

81544421

DATE

2017-05-06

YYMMDD

Transit-Serial No.

2127-81544421

Pay to the
Order of WEST-100 METRO VIEW REALTY LTD., BROKERAGE

\$ *****5,855.00

FIVE THOUSAND EIGHT HUNDRED FIFTY FIVE**00/100

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

Re

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

Authorized Officer

Countersigned

Canadian Dollars

BF02
Number

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

⑈81544421⑈ ⑆09612⑈004⑆

⑈3808⑈



STREET CAPITAL

FINANCIAL CORPORATIONTM

Dear Khaled Jamal Abdeljehany Abouhazima

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 614, Unit 14, Level 6, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price: \$301900
Down Payment: \$75475
Mortgage Amount: \$226425
Capped Interest rate: 3.79%
Term : 5 years
Amortization: 30 years
Total Payment : \$1049.95

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No charge in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements

(For Street Capital)
Sukhdeep Lamba

29/01/2016

(Date)