

Worksheet
Leasing

Suite: 711 Tower: PSV Date: Apr. 2/17 Completed by: Silvana
Sameh Zaki

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 (Last 5% due on occupancy)
- ✓ ☒ 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: \$ 44,167.
- ✓ ☒ 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
- ✓ ☒ 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
SAMEH SEDEEK ZAKI (the "Purchaser")

Suite **711** Tower **ONE** Unit **11** Level **7** (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:

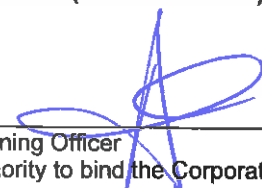


Purchaser: **SAMEH SEDEEK ZAKI**

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), JESSICA NICOLE MARCOTTI & VIDAL BRAVO
(Full legal names of all tenants)

LANDLORD (Lessor), Omar Sheath-Poon Sameh Zaki
(Full legal names of landlord)

ADDRESS OF LANDLORD
(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:
#711 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing April 3, 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 Seven Hundred Canadian Dollars (CDN\$ 1,700.00), 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 (Herein/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 Three Thousand Four Hundred

Canadian Dollars (CDN\$ 3,400.00) 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 Single Family Rental

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 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 instalments 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): [Signature]

INITIALS OF LANDLORD(S): [Signature]

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7. **PARKING:** Tenants will be granted full and unobstructed use of the Landlord's owned parking spot that is in accordance with this Unit and/or Lease Agreement

8. **ADDITIONAL TERMS:**

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 31st 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 Document to Tenant)
Email Address: omar.s@rokslogistics.com Email Address: brad.hunter2@gmail.com
(For delivery of Documents to Landlord) (For delivery of Document 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.ttb.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): [Signature]

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) _____ (Seal) DATE 3/31/2017
(Witness) _____ (Seal) DATE 3/31/2017
(Witness) _____ (Seal) DATE _____

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable GST (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) _____ (Seal) DATE April 3, 2017
(Witness) _____ (Seal) DATE _____
(Landlord or Authorized Representative) _____ (Seal) _____

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) _____ (Seal) 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. _____ 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 SHAIKH	(Salesperson / Broker Name)
Co-op/Tenant Brokerage DROHAN REAL ESTATE INC.	Tel.No. (905) 542-0123
BRAD HUNTER	(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.	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 April 3, 2017	(Tenant) _____ DATE _____
(Landlord) _____ DATE _____	(Tenant) _____ DATE _____
Address for Service _____	Address for Service _____
Tel.No. _____	Tel.No. _____
Landlord's Lawyer _____	Tenant's Lawyer _____
Address _____	Address _____
Email _____	Email _____
Tel.No. _____	Tel.No. _____
FAX No. _____	FAX No. _____

FOR OFFICE USE ONLY	
COMMISSION TRUST AGREEMENT	
For 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)

OREA Ontario Real Estate Association
Form 400
for use in the Province of Ontario

Schedule A
Agreement to Lease - Residential

Toronto
Real Estate
Board

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

TENANT (Lessee), JESSICA NICOLE MARCOTTE & VIDAL BRAVO and

LANDLORD (Lessor), Omar Shauhin Raza Samah Zaki

for the lease of **#711 - 4011 BRICKSTONE MEWS** **Mississauga**

LSB 0J7 dated the **31** day of **MARCH** **17** **20**

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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Form 320

for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

BUYER: JESSICA NICOLE MARCOTTE & VIDAL BRAVO

SELLER: Omar Shaath, Reza Sameli, Zaki

For the transaction on the property known as: #711 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

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 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 (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 2 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.

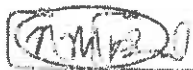
Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- ☐ The Brokerage _____ represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid _____ (agent/does not) _____
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
- ☐ 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 ONE HALF OF ONE MONTH'S 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 trust 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 CREA 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)

DROHAN REAL ESTATE INC.
(Name of Co-operating Brokerage)
85 QUEEN STREET SOUTH MISSISSAUGA
Tel: (905) 542-0123 Fax: (905) 542-0002
Date: _____
(Authorized to bind the Co-operating Brokerage)
BRAD HUNTER
(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) 238-8336 Fax: (905) 238-0020
Date: March 31, 2017
(Authorized to bind the Listing Brokerage)
OMAR KANAAN SHAAH
(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.

On: _____
(Signature of Buyer) Date: 3/31/2017
(Signature of Buyer) Date: 3/31/2017

(Signature of Seller) Date: March 31, 2017
(Signature of Seller) Date: _____

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Schedule A

Agreement to Lease - Residential



Form 401

for use in the Province of Ontario

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

TENANT (Lessee), JESSICA NICOLE MARCOTTE & VIDAL BRAVO
LANDLORD (Lessor), OMAR SHAATH, RREA Sarah Zyk

 for the lease of **#711 - 4011 BRICKSTONE MEWS** **MISSISSAUGA ON** **L5B 0J7**

 dated the **31** day of **MARCH** 20**17**

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 10 post dated cheques starting from May 3rd, 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, chattels 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.

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):



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Rental Application
Residential



I/We hereby make application to rent #711 - 4011 Brickstone Mews Mississauga ON L5B 0J7
from the 3 day of APRIL 2017 at a monthly rental of \$ 1700 (One Thousand Seven Hundred)
to become due and payable in advance on the First day of each and every month during my tenancy.

1. Name Jessica Nicole Marcotte Date of birth July 11 1993 SIN No. (Optional)
Drivers License No. M0559-40069-35711 Occupation Administrative Assistant

2. Name Vidal Bravo Date of birth Sept. 6 1991 SIN No. (Optional)
Drivers License No. N/A Occupation Lead Hand - Construction

3. Other Occupants: Name Relationship Age
Name Relationship Age
Name Relationship Age

Do you have any pets? No If so, describe

Why are you vacating your present place of residence? Downsizing

LAST TWO PLACES OF RESIDENCE

Address 6008 Sundance Place, Mississauga ON	Address 7282 Blackwood Mews, Mississauga ON
From April 2016 To April 2017	From April 2013 To April 2016
Name of Landlord Shukree Ahmad	Name of Landlord Christina Sala
Telephone: 647-607-9970	Telephone: 647-271-0686

PRESENT EMPLOYMENT

Employer M.S. Contracting
Business address it varies
Business telephone 416-830-2296
Position held Administrative Assistant
Length of employment June 2016 - Present
Name of supervisor Marasz
Current salary range: Monthly \$ 3,365.00

PRIOR EMPLOYMENT

Your Space Salon
100 City Centre Dr
905-803-1001
Master Stylist
Oct. 2014 - June 2016
Michelle



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SPOUSE'S PRESENT EMPLOYMENT

Employer Concrete Design Construction
Business address It varies
Business telephone 416-881-5645
Position held Lead Hand
Length of employment June 2009 - Present
Name of supervisor Eddie Ribeiro
Current salary range: Monthly \$ 7,000.00
Name of Bank RBC Branch 4042 Address 189 Queen St S
Chequing Account # 04942 - 500524 Savings Account # n/a

PRIOR EMPLOYMENT

Costco
1576 Dandras St
905-566-2400
Maintenance
Seasonal Oct. 2011 - May 2012
Grace

FINANCIAL OBLIGATIONS

Payments to Ceras Direct Amount: \$ 140.00
Payments to Amount: \$

PERSONAL REFERENCES

Name Leigh Darlington Address 218 Dixon Drive
Telephone: 416-435-7985 Length of Acquaintance 4 years Occupation Executive Assistant
Name Julie Bellissimo Address 2585 Erin Centre Blvd
Telephone: 647-654-8445 Length of Acquaintance 2 years Occupation Hairstylist

AUTOMOBILE(S)

Make Mazda Model 2 Year 2012 Licence No BXNR 601
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.

DocuSigned by: [Signature] 3/31/2017
Signature of Applicant Date
Telephone: 6475058181

DocuSigned by: [Signature] 3/31/2017
Signature of Applicant Date
Telephone: 6472429919

The Toronto-Dominion Bank

80817943

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-04-03
YYYYMMDD

Transit-Serial No. 1878-80817943

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 711-PSV 1 (Lease Fee PSV 711)

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

⑈80817943⑈ ⑆09612⑈004⑆ ⑈3808⑈



 **Ontario** **Driver's Licence**
Permis de conduire **ON**
CANADA



1,2 NAME/ NOM
MARCOTTE,
JESSICA, NICOLE
8 7282 BLACKWOOD MEWS
MISSISSAUGA, ON, L5N 8G9

4a NUMBER/
NUMERO **M0559 - 40069 - 35711**

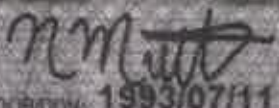
4b ISS/ DEL **2016/05/02** 4c EXP/ EXP **2021/07/11**

6 DIR/ REF **DL5427932** 18 HGT/ HAUT **165 cm**

15 SEX/ SEXE **F**

9 CLASS/
CATEG **G**

12 REST/
COND.



3 DOB/ DDM **1993/07/11**



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: Brad Hunter @ Drohan Real Estate

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$3,400.00

PROPERTY: #711-4011 Brickstone Mews, Mississauga

Thank-you,


West-100 Metro View Realty Ltd., Brokerage



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

6030 GLEN ERIN DRIVE
MISSISSAUGA, ON

56391905 9-516

DATE 20170401
Y/A MM D/Y

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

\$3,400.00

EXACTLY \$3,400.00

AUTHORIZED SIGNATURE REQUIRED FOR CANADIAN CHEQUE. LES SIGNATURES AUTORISÉES SONT EXIGÉES POUR LES CHEQUES CANADIENS.

CANADIAN DOLLARS CANADIENS

RECHUT

PURCHASER NAME

NOM DE L'ACHÉTEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHÉTEUR

 M. Heputhenth

56391905 00354003 09901351



Mariusz Smoter
Owner
416.830.2296

March 13, 2017

To whom it may concern,

This letter is to verify that Jessica Nicole Marcotte has been employed at M.S. Contracting as an Administrative Assistant since June 2016. Jessica's job responsibilities include client record keeping, account balances, appointment scheduling, and material ordering. Jessica Marcotte is currently working full time with 44 hours weekly biweekly payroll and annual salary of \$30,000.

If you require any additional information regarding Jessica Nicole Marcotte, please feel free to contact me at 416-830-2296

Sincerely,

Mariusz Smoter

mscontracting@hotmail.com

416-830-2296



Concrete Design Construction Inc.
Eddie Ribeiro
416-881-5645

To whom it may concern:

This letter is written to confirm that Vidal Bravo is a full-time employee of our company, Concrete Design Construction Inc. He works as a lead hand construction worker and his monthly payment is \$7000 (\$35.00/hourly, 50 hours weekly). He has been a dedicated employee, working with our organization since June 2009.

The job responsibilities that Vidal Bravo is entitled to, in our company, include project development, team management, and mapping.

You may contact our office if you intend to find any further information about Vidal's employment history with our organization.

Sincerely,

Eddie Ribeiro
416-881-5645
Concrete Design Construction Inc.

ER
January 13 2011

Concrete Design Construction Inc.
Mississauga, ON, L5L 2P7, Canada
concrete_design_construction@yahoo.ca
www.concretedesignconstruction.com

Vidal Bravo		Earnings Statement			
Employee #	Period Ending	Pay Date	Check #		
055021	2017-03-12	2017-03-17	0025601		
Income	Current Total	Deductions	Current Total	Year to Date	
Regular	\$3,461.54	FEDERAL INCOME TAX, CPP, EI	\$1,025.26	\$5,126.30	
		VACATION PAY			
VTD Gross	VTD Deductions	VTD Net Pay	Current Total	Deductions	Net Pay
\$17,900.70	\$5,126.30	\$12,181.40	\$3,461.54	\$1,025.26	\$2,436.28

1. Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charged off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data
Name: JESSICA N MARCOTTE
Sex: F
Date of Birth: 1993-01-10X

Current Address	Previous Address
Address: 2630 MILLBRIDGE CRT MISSISSAUGA, ON	Address: 2709 ADOLTAINE AVE MISSISSAUGA, ON
Date Reported: 2012-12 2012-11 2011-07	Date Reported: 2012-12 2012-11 2011-07

Current Employment
Employer:
Occupation: STUDENT

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 10 years from the date of last activity.
An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.
Note: The account numbers have been partially masked for your security.

TD CREDIT CARDS			
Phone Number	(800) 903-8432	High Credit/Credit Limit	\$1,500.00
Account Number	XXXX-XXXX	Payment Amount	\$23.00
Authorization or Account	Individual	Balance	\$1,169.00
Type of Account	Revolving	Past Due	\$0.00
Card Granted	2011-08	Date of Last Activity	2017-02
Status	Paid as agreed and on time	Date Reported	2017-02
Months Reviewed	67		
Payment History	No payment 30 days late No payment 60 days late No payment 90 days late		
Past Paying History			
Comments	Monthly payments Amount in fee column is credit limit		

ROGERS COMMUNICATION
Phone Number: (877) 764-3117 High Credit/Credit Limit



Equifax Credit Report and Score™ as of 03/07/2017

Name: Joseph N. Marotta

Confirmation Number: 3402621089

Credit Score Summary

738 | Very Good

Where You Stand

The Equifax Credit Score™ ranges from 300-850. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score very good. Based on this score, you should be able to qualify for credit with competitive interest rates, and a wide variety of credit offers should be available to you.



Range	300 - 550 Poor	550 - 650 Fair	650 - 724 Good	725 - 799 Very Good	800+ Excellent
Canada Population	4%	10%	15%	44%	27%

What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the top has the largest impact, and the last has the least.

- Average utilization for open credit
- Number of previous credit issues with high utilization
- Age of oldest trade

Your Loan Risk Rating

738 | Very Good

Your credit score of 738 is better than 34% of Canadian consumers.

The Equifax Credit Score™ ranges from 300-850. Higher scores are viewed more favorably.

The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for credit, this is what you might expect.

- You may be able to obtain higher than average credit limits on your credit card.
- Many lenders may offer you attractive interest rates and offers.
- You may qualify for some special incentives and rewards that aren't always offered to the general public.

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when considering your creditworthiness for a particular loan.

Delinquency Rates*



Account Number:	XXX_593	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$245.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2012-04	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	33		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Poor Paying History:			
Comments:	Monthly payments		

ROYAL BANK OF CANADA

Phone Number:	Not Available	High Credit/Credit Limit:	\$15,000.00
Account Number:	XXX_001	Payment Amount:	\$71.00
Association to Account:	Joint	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2013-03	Date of Last Activity:	2018-01
Status:	Paid as agreed and up to date	Date Reported:	2018-01
Months Reviewed:	35		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Poor Paying History:			
Comments:	Account paid Monthly payments		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or savings accounts) will automatically purge from the system six (6) years from the date of dissolution.

No banking information on file.

Please contact Equifax for additional information on Deposit transactions at 1-800-866-3908

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge. In the case of a single bankruptcy, if the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file, including "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit – Order, Payment Of Debts, Credit Counseling

When voluntary deposit – CPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date rep.
(Exception: P.D.I. - Public Records - seven (7) to ten (10) years)

No Public Record information on file.

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collection information on file.

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

December 16th, 2016

Sameh Sedeek Zaki
2487 Confederation Parkway
Mississauga, ON
L5B1S1
Canada

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 711, 4011 Brickstone Mews in Mississauga, Ontario (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):	Sameh Sedeek Zaki
Principal Amount:	\$278,736.96
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	July 25 th 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:	September 1 st , 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 July 25th, 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;
 - Valid First Mortgage Security to be provided on the Property.
- 528322 (0212)
528322