

## Worksheet Leasing

Suite: 1010 Tower: PSV ONE Date: Mar 25/17 Completed by: Ivan

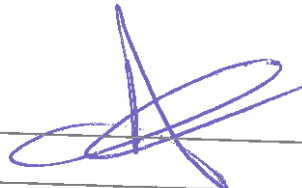
Please mark if completed:

- ☒ 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 f
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment<sup>s</sup> payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$ 1695.00
- ☒ Agreement must be in good standing. Funds in Trust: \$ 54,735 + \$ 19,786.36 (Solo on occupancy) Submitted Mar 21/17
- ☒ 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:



PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and  
HAIDER AL TIMIMI (the "Purchaser")

Suite 1010 Tower ONE Unit 10 Level 10 (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 One Thousand Five Hundred Dollars (\$1,500.00) 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 9 day of March 2017.

Witness  
Witness:

Purchaser: HAIDER AL TIMIMI

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 16 day of March 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: Authorized Signing Officer  
I have the authority to bind the Corporation.

# Residential Tenancy Agreement (Ontario)

THIS AGREEMENT made the 24 day of March 2017

BETWEEN:

Hajir Al-hadeethi

(Hereafter referred to as "the Tenant(s)")

AND

Haider Altimimi

(Hereafter referred to as "the Landlord")

5481 Wilderness Trail, Mississauga, ON, L4Z 4A5  
(Address)

1. The rental premises are [ ] a single family dwelling, [ ] a unit in a duplex, triplex, or fourplex,

or ☒ an apartment in an apartment building, located at 1010-4011 Brickstone Mews,

Mississauga, ON, L5B 0J8

(Street address)

2. The term of this agreement shall be as follows:

This shall be a

[ ] week-to-week tenancy which shall begin on \_\_\_\_\_, 20\_\_\_\_.

[ ] month-to-month tenancy which shall begin on \_\_\_\_\_, 20\_\_\_\_.

☒ fixed term tenancy which shall begin on April 1st 2017 and end on March 31st 2018 (HP)

3. The rent shall be \$ 1900.00 [ ] per week ☒ per month, and shall be payable in advance on or before the First day of each [ ] week ☒ month. The first [ ] week's ☒ month's rent shall be payable on or before April 1st, 2017.

4. The following person is authorized to act on behalf of the Landlord and is specifically authorized to accept notices of the Tenant's complaints and to accept any service of legal process or notice. (Complete if different from Landlord.)

Sana Rumdan & Faik Altimimi

(Name)

5481 Wilderness Trail, Mississauga, ON, L4Z 4A5  
(Address)

HF      FL

Initialed

5. There will be two person(s) occupying the rental premises and their names are:

Hajir Al-hadeethi, Ali Alnima

6. Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

7. (a) Utilities will be paid by the parties as indicated below:

	Landlord	Tenant		Landlord	Tenant
Electricity	[ ]	[X]	Garbage removal	[ ]	[X]
Gas	[X]	[ ]	Oil	[ ]	[X]
Water	[X]	[ ]	Other(s) (specify):		
Telephone	[ ]	[X]	<u>N/A</u>	[ ]	[ ]
Cable television	[ ]	[X]	<u>N/A</u>	[ ]	[ ]

(b) Appliances will be supplied and maintained in working order as indicated below:

	Landlord	Tenant		Landlord	Tenant
Stove	[ ]	[X]	Furnace	[ ]	[X]
Refrigerator	[ ]	[X]	Water heater	<del>[ ]</del>	<del>[ ]</del> N/A
Washer	[ ]	[X]	Dishwasher	[ ]	[X]
Dryer	[ ]	[X]			

8. The Landlord acknowledges receipt from the Tenant of the sum of \$ 1900 as prepayment of the last month's rent.

9. The Landlord shall provide and maintain the premises in a good state of repair and fit for habitation and complying with municipal health, safety, and maintenance standards.

10. The Tenant is responsible for ordinary cleanliness of the premises and for the repair of damage caused by the willful or negligent conduct of the Tenant, other occupants of the premises, or persons permitted on the premises by the Tenant.

HF NA  
Initialed

11. The Landlord may enter the premises following written notice given to the Tenant at least 24 hours' before the time of entry to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry. The Landlord may also enter the premises without written notice to show the unit to prospective tenants after agreement or notice of termination, provided such entry is between the hours of 8 a.m. and 8 p.m. and, before entering, the Landlord makes a reasonable effort to inform the Tenant of the intention to enter.

12. The Tenant agrees:

- (a) to mow and water the lawn and to keep the lawn, flower beds, and shrubbery in good order and condition, and to keep the sidewalk surrounding the premises free and clear of all obstructions; and
- (b) to take due precautions against freezing of water or waste pipes and stoppage of the same in and about the premises. If water or waste pipes become clogged by reason of the Tenant's neglect or recklessness, the Tenant shall repair the same at his/her own expense as well as pay for all damage caused.

13. If, after a notice of termination made in accordance with the Tenant Protection Act, the Tenant remains in possession without the Landlord's consent, the Landlord may apply to the Ontario Rental Housing Tribunal for an eviction order. The Landlord may also apply for compensation for any damage, and compensation for use and occupation after termination.

14. The Tenant shall not assign or sublet the premises without the prior written consent of the Landlord.

15. The Landlord and Tenant acknowledge that the rent will not be raised more often than once every 12 months and that any increase shall be in accordance with the annual provincial guideline unless the parties enter into an agreement for an increase in accordance with the provisions of the Tenant Protection Act.

16. If the Tenant wishes to terminate the tenancy at the end of the term, he or she must give notice in writing not less than 60 days prior to the expiration of the term. If no such notice is delivered and no further agreement entered into, the Tenant becomes a monthly tenant. A monthly tenant must give 60 days' written notice to terminate and a weekly tenant must give 4 weeks' written notice.


#### 17. OPTIONAL PROVISIONS

The following provisions are optional and may be used only if both parties agree. To be binding, the optional provision must be initialled by both parties and must not be inconsistent with the Tenant Protection Act.

  H          M    
Initialed

- (a) The Tenant agrees to notify the Landlord of an intended absence of more than seven days and will permit the Landlord to enter the premises during the absence if reasonably necessary.
- (b) The Tenant agrees to provide the Landlord with a series of post dated cheques for the term of the lease and any renewal thereof. Should any cheque be dishonored by the Tenant's bankers for any reason whatsoever, the Tenant agrees to pay an administration fee of \$ 1900 for any such occurrence.
- (c) The Tenant agrees not to alter, amend or change the décor of the premises without the express written consent of the Landlord.
- (d) The Tenant agrees not to keep pets on the premises without the express written consent of the Landlord.
- (e) The Tenant agrees not to affix adhesives to the interior walls or ceilings.
- (f) The Tenant agrees to notify the Landlord , immediately in writing, of any complaints with the premises that are, or should be, the responsibility of the Landlord to remedy.
- (g) The Tenant agrees not to affix satellite television receptacles to the building.

THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. Any agreements and undertakings must be included herein in writing to be binding.



Landlord or Landlord's Agent

Haider Altini

Hajir Al-hadeethi



Tenant(s)

Date

03/24/17

Date

03/24/17

10358 (1215)

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

# The Toronto-Dominion Bank

80269591

100 CITY CENTRE DRIVE  
MISSISSAUGA, ON L5B 2C9

DATE

2017-03-24  
YYYYMMDD

Transit-Serial No.

93-80269591

Pay to the

Order of

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ \*\*\*\*\*1,695.00

\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE\*\*\*\*\*00/100 Canadian Dollars  
Authorized signature required for amounts over CAD \$5,000.00

Re Lease Fee for unit 1010-4011 Brickstone Mews

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

Authorized Officer

*Milica Bjelic*

Number

Countersigned

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

⑈80269591⑈ ⑆09612⑈004⑆

⑈3808⑈

Received by *[Signature]*  
March 25, 2017

Driver's Licence  
Permis de conduire

ON  
CANADA

AL-MADEETHI,  
HAJIRAYAD K

1119-319 BURNHAMTHORPE RD

MISSISSAUGA, ON L5B 4P9

A5333 - 31119 - 35112

2015/07/28 2021/01/12

053392074 160 cm

F

S

X

1083/01/12



10655-003 (2015-04-01)



BANQUE  
NATIONALE  
DU CANADA

NATIONAL  
BANK  
OF CANADA

NATIONAL BANK OF CANADA

(03241) 350 Burnhamthorpe Rd. W.  
MISSISSAUGA — ONTARIO L5B 3J1

SUCCURSALE / BRANCH

TRAITE DE BANQUE  
BANK DRAFT

CAD

50643054

DATE 2 0 1 7 0 3 2 4  
A/Y M/M J/D

Haïr Al Hadeethi

NOM DE L'ENVOYEUR / NAME OF REMITTER

PAYEZ  
À L'ORDRE DE Haider Altimimi  
PAY TO THE  
ORDER OF

\$ 3.800.00

la somme de THREE THOUSAND EIGHT HUNDRED DOLLARS ONLY \*\*\*\*\*.00  
the sum of

DEVISE/  
CURRENCY CAD

À / TO BANQUE NATIONALE DU CANADA  
NATIONAL BANK OF CANADA  
MONTREAL, CANADA

Rent unit 1010 first & last

NOTES

SIGNATURE AUTORISEE / AUTHORIZED SIGNATURE

SIGNATURE AUTORISEE / AUTHORIZED SIGNATURE

⑈ 50643054 ⑈ ⑆ 0586 1 006 ⑆ 000005 29 ⑈

1110-310 Burnhamthorpe Road West

Mississauga, Ontario L5B 4P9

December 2<sup>nd</sup> 2016

Hajir Al-hadeethi

Dental Assistant

Norton Dental Mississauga

102-90 Burnhamthorpe Road West

Mississauga, Ontario L5B 3C3

To whom it may concern

This letter is confirmation that Hajir Al-Hadeethi has been employed with Norton Dental since February 2013. Currently Hajir Al-Hadeethi holds the position of Dental Assistant. Her annual compensation is \$38,100. If you have any further questions please feel free to contact me at 416-305-3445 [dr.marwan.hameed@gmail.com](mailto:dr.marwan.hameed@gmail.com)

Sincerely,

Dr. Marwan Hameed

DMD, Owner



MARWAN HAMEED, D.M.D.

Credit Score

**HAJIR ALHADETHI, on a scale of 399 to 862 points, you have a score of: 757**



Your credit category is:



Background

Credit scores are based on the information in your credit records. The majority of credit scores are between 399 and 862. Higher scores are better, because they increase your chances of getting the loans you want. Keep in mind that when lenders evaluate a credit application, credit scores are not the only factor they use in making their decision. They usually ask for additional information (such as income and monthly payments) to determine your ability to repay the loan.

Summary

Your score ranks in the 25-57% of the Canadian population meaning you are likely to get approved for certain types of credit, however you may be required to provide deposits, security or agree to special terms and conditions that reduce the risk to the credit lender.

Factors

Here are the top factors that influence your score:

Total high credit for national card trades.

The total high credit or limit on accounts and the balance outstanding is grouped by industries to determine your present and potential usage of credit in that industry, and the diversity of your present and potential credit experience. Generally, the more diversity in industries and types of accounts the higher the score.

Average age of trades.



March, 20, 2017

Dear Haider Altimimi

## **Congratulations! You have been Pre-Approved for a CIBC Mortgage!**

We are pleased to advise that based on the information you provided, you qualify for a residential first mortgage on a principal residence as follows:

<b>Mortgage Loan Amount (2):</b>	\$237,185.00
<b>Amortization:</b>	25 years
<b>Interest Rate:</b>	3.89%
<b>Term (3):</b>	5 year, closed
<b>Guaranteed Period (4):</b>	6 months
<b>Closing:</b>	September, 20, 2017
<b>Property:</b>	1010-4011 Brickstone Mews, Mississauga ON L5B 0G3.

This mortgage pre-approval and the interest rate above are valid for a period of (120 days) from the date of this application. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for a pre-approved mortgage with CIBC.

Yours truly,

Farhan Siddiqui  
CIBC Mortgage Advisor

- 
1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
  2. The mortgage loan amount stated includes any CMHC/ Genworth insurance premiums that may be required. Canada Mortgage and Housing Corporation (CMHC) or Genworth Financial must insure loans in excess of 80% of the home's value.
  3. If the term chosen is less than 3 years, you must qualify at the greater of the 3 year posted rate or the actual interest rate chosen.