

Worksheet Leasing

Suite: 1606 Tower: One Date: April 12th 2017 Completed by: Dragana

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 20% due on occupancy Amacon to verify
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership.
- ☒ Agreement must be in good standing. Funds in Trust: \$ 43,260. Amacon to verify
- ☒ Copy of Tenant's ID ✓
- ☒ Copy of Tenant's First and Last Month Rent ✓
- ☒ Copy of Tenant's employment letter or paystub ✓
- ☒ Copy of Credit Check ✓
- ☒ Copy of the Purchasers Mortgage approval Amacon to verify
- The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

Closing APRIL 17, 2017



NOTE: Mortgage Approval sent to Amacon?

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

ABIR ABDUL ZAYANI and MOUNIR AGHA (the "Purchaser")

Suite **1606** Tower **ONE** Unit **6** Level **15** (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;
20% M.A. A.Z.
- (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 20 day of March 2012.

Witness:

Purchaser: **MOUNIR AGHA**

Witness:

Purchaser: **ABIR ABDUL ZAYANI**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of March 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation



Agreement to Lease Residential

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 9 day of April, 2017TENANT (Lessee), SACHIN DESHPANDE

(Full legal names of all Tenants)

LANDLORD (Lessor), ABIR ABDUL ZAYANI AND MOUNIR AGHA

(Full legal name 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:
#1606 - 4011 BRICKSTONE MEWS SD M.A. A-2 Mississauga SD M.A. A-2 17 LSB 0J7

2. **TERM OF LEASE:** The lease shall be for a term of 12 MONTHS + 14 DAYS commencing APRIL 15, 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 months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

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

by negotiable cheque payable to ORION REALTY CORPORATION SD M.A. A-2 one Eighty-two Fourty-seven SD M.A. A-2 "Deposit Holder" in the amount of Four Thousand Two Hundred Ninety-Four Dollars and Twenty-Five Cents SD

SD M.A. A-2 Canadian Dollars (CDN\$ 4,294.25 4182.47) 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 + PRO-RATE 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 RESIDENTIAL

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

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

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

INITIALS OF TENANT(S):

SD

INITIALS OF LANDLORD(S):

M.A. A-2

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7. **PARKING:** 1 UNDERGROUND SPOT8. **ADDITIONAL TERMS:** LOCKER9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant Landlord until 6:00 p.m. on the 10th 11th day of April 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.: 905-286-5271

(For delivery of Documents to Landlord)

FAX No.: 905-897-9610

(For delivery of Documents to Tenant)

Email Address: dlukaroska@gmail.com

(For delivery of Documents to Landlord)

Email Address: etabet@sutton.com

(For delivery of Documents to Tenant)

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

SD

INITIALS OF LANDLORD(S):

M.A. A.Z.



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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) (Tenant or Authorized Representative) (Seal) DATE 4/9/2017
 (Witness) (Tenant or Authorized Representative) (Seal) DATE
 (Witness) (Guarantor) (Seal) DATE

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) (Landlord or Authorized Representative) (Seal) DATE April 10, 2017
 (Witness) (Landlord or Authorized Representative) (Seal) DATE April 10, 2017

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 5:50pm this 11 day of April, 2017, Sachin Deshpande
 (Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION Tel.No. (416) 733-7784
 DRAGANA NESTOROVSKI
 (Salesperson / Broker Name)
 Coop/Tenant Brokerage SUTTON GROUP-SUMMIT REALTY INC. Tel.No. (905) 897-9555
 ELLIOTT TABET
 (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.

Abir Zayani DATE April 10, 2017
 (Landlord) ABIR ABDUL ZAYANI
 Mounir Agha DATE April 10, 2017
 (Landlord) MOUNIR AGHA
 Address for Service
 Tel.No.

Landlord's Lawyer

Address

Email

Tel.No.

FAX No.

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

Sachin Deshpande DATE 4/9/2017
 (Tenant) SACHIN DESHPANDE
 (Tenant)
 Address for Service
 Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

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

Acknowledged by:

D Nestorovski
 (Authorized to bind the Listing Brokerage)

Elliott Tabet
 (Authorized to bind the Co-operating Brokerage)



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**Form 400**

for use in the Province of Ontario

Schedule A**Agreement to Lease - Residential**

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

TENANT (Lessee), SACHIN DESHPANDE, and**LANDLORD (Lessor),** ABIR ABDUL ZAYANI AND MOUNIR AGHAfor the lease of #1606 - 4011 BRICKSTONE MEWSMississaugaLSB 0J7dated the 9 day of April, 2017**THE LANDLORD[LESSOR] AGREES:**

To Pay for all mortgage payments [if applicable] municipal taxes, building insurance, condo fees, water, gas.

To provide all appliances including: a Refrigerator, a Stove, Microwave, Dishwasher, Washer/Dryer, Furnace Air Conditioner and all Window Coverings. Any existing instruction manuals for all appliances, and all other permanent fixtures now on the property belonging to the Landlord and deemed free of all encumbrances. The Landlord represents and warrants that the appliances and the furnace and air conditioning will be in a clean state, inside and outside and be in good working order at the commencement of the lease term.

To provide the property with all personal belongings removed including but not limited to all main floors and garage unless specifically otherwise agreed upon in this lease.

To deliver voluntarily to the Tenant or his Agent, two [2] complete sets of all necessary keys and fobs [fobs where applicable] .

The Landlord further agrees that the property including but not limited to, all floors/carpets will be steam cleaned, cupboards, closets, windows, door trim, washrooms, etc., will be professionally cleaned at his own expense, prior to the commencement of the lease.

To ensure all utilities are connected and in good working order at the commencement of the lease, it is the Tenants responsibility to pay all ongoing monthly utility costs.

To provide the Tenant with full contact details for the Landlord for all notices as per the Residential Tenancy Act.

Landlord / Contact Name: Mounir AghaLandlord Address: 3924 Regatta Crt MississaugaLandlord Phone: 905 - 8729256Landlord Email: amounirgo@hotmail.com~~To provide window covering for all windows including room darkening coverings for the bedroom.~~

SD

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

INITIALS OF TENANT(S):

SD

INITIALS OF LANDLORD(S):

MA / A-Z



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Schedule A**Agreement to Lease - Residential**

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

TENANT (Lessee), SACHIN DESHPANDE, and

LANDLORD (Lessor), ABIR ABDUL ZAYANI AND MOUNIR AGHA

for the lease of #1606 - 4011 BRICKSTONE MEWS


Mississauga

L5B 0J7 dated the 9 day of April, 2017

THE TENANT [LESSEE] AGREES:

To Pay utility charges [as set out in clause 6 of this agreement] - Hydro, cable and telephone.


To provide at his/her own cost Contents Insurance and one [1] million dollars Liability Insurance. The Tenant further agrees to provide the Landlord with evidence that all such policies are in place and in effect ^{SD} upon the receipt of all necessary key[s].

To return all keys and fobs [if applicable] at the end of the lease term and shall be responsible at their own expense to replace same if missing or damaged. Tenant further agrees to provide the landlord with \$200 security deposit for the use of keys and fobs. Such deposit will be returned to the tenant in full without interest upon the return of all keys and fobs (in good working order) to the Landlord upon expiration of the lease. ^{BEFORE} 

That during the last sixty [60] days of the lease term, the premises may be shown at reasonable times, by appointment, to prospective buyers and/or Tenants.

To be responsible for all "minor" maintenance not exceeding fifty [\$50] dollars, including but not limited to changing faucet washer, filters, light bulbs, etc, etc. to permit the Landlord and/or is/her agent to enter the lease premises at all reasonable hours to carry out repairs or to inspect said premises, giving 24 hours notice.


To be responsible for maintaining the appliances in a clean and good state, save and except for i) normal wear and tear ii) repairs due to mechanical breakdown [under normal use]; and iii) capital cost replacement in the event that said appliances are beyond repair or parts become obsolete or unavailable. The Tenant further agrees to be responsible for the full cost of repair or replacement in the event of damage or mechanical breakdown caused by the Tenant's improper use or abuse of said appliances. ^{SD}

Not to re-decorate or alter the premises in any way without the prior ^{TO WRITTEN} verbal consent of the Landlord, and to maintain said premises in a good repair and will be responsible for damage that results through their own abuse or neglect or that of any of their guests. 

To reimburse the Landlord in full fifty [\$50] dollars for all Bank Charges incurred in the event any of the Tenant's cheques are returned Non-Sufficient Funds [N.S.F] or that the financial institution, where the Tenant is a client, refuses to honour such cheques. The Tenant further agrees to replace all N.S.F. cheques with a certified cheque.

To permit the Landlord and/or his/her agent to enter the leased premises at all reasonable hours to carry out repairs or to inspect said premises, giving 24 hours notice.

^{SD} To abide by the rules and regulations of the condominium corporation.

 To deliver to The Landlord 10 - post-dated cheques covering the monthly rental payments payable to ABIR ABDUL ZAYANI AND MOUNIR AGHA, on the closing of this transaction & a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew).

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

INITIALS OF TENANT(S):

SD

INITIALS OF LANDLORD(S):

M.A. A.2



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Schedule A**Agreement to Lease - Residential**

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

TENANT (Lessee), SACHIN DESHPANDE, and**LANDLORD (Lessor),** ABIR ABDUL ZAYANI AND MOUNIR AGHA

for the lease of #1606 - 4011 BRICKSTONE MEWS

Mississauga

L5B 0J7 dated the 9 day of April 20 17

Not to permit any smoking in the unit and that no pets are permitted in the unit.

THE LANDLORD[LESSOR] AND TENANT [LESSEE] AGREE:

To perform a move-in inspection of the property prior to or upon occupancy of the premises, noting in writing any deficiencies and/or damages. ~~The Landlord agrees to rectify any lease violations at his own expense within seven (7) days of the date of the inspection.~~ The Landlord and Tenant agree to perform a move-out inspection of the property at the end of the lease term.

That after the first eleven [11] months of the lease the Tenant has the right to give sixty [60] days notice to vacate the property if the Tenant is transferred/terminated by his employer and the Tenant provides written proof of such transfer from his employer.

That after the first year the lease will revert to a month to month tenancy.

The Landlord and Tenant Agree that any renewal may be subject to an increased rental amount with 90 days written notice and at a rate in keeping with the Ontario Consumer Price Index .

All notices to be provided on or before the 1st of the month, and all rental payments are due and owing on or before the 1st of each month. Notices can be provided by any of the following means: email, fax or mail.

~~The Parties to this agreement to Lease agree that the Tenant shall have the option of electronically wiring the Pre-Paid Rent (Clause 4) into the Listing Broker's Trust Account. The listing brokerage/property management agrees to provide the necessary documents for the wire transfer, the wire transfer may take 5 business days from receipt of all documents.~~

The Landlord agrees to provide upon acceptance of this agreement the contact details of any/all applicable utility provider(s). The Tenant agrees to set up the required utility accounts in his/her name in accordance with provider(s) prior to commencement of the lease and to provide evidence of same.

Electricity

The 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.

Pro-rated rent calculated as follows; $PMT * 12 / 365 * DAYS = \$1700.00 * 12 / 365 * 14 DAYS = \894.25 **\$782.47**

The Deposit as per the first page of this agreement to Lease must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE

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

INITIALS OF TENANT(S):

SD

INITIALS OF LANDLORD(S):

M.A. / A.2.



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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
1/2 MONTHS RENT to be paid from the amount paid by the Seller to the Listing Brokerage.
 (Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

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

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

SUTTON GROUP-SUMMIT REALTY INC.

(Name of Co-operating/Buyer Brokerage)

1100 BURNHAMTHORPE RD. W. MISSISSAUGA

Tel.: (905) 897-9555 Fax: (905) 897-9610

30/06/2017 Date: **4/10/2017**
 (Authorized to bind the Co-operating/Buyer Brokerage)

ELLIOTT TABET

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

ORION REALTY CORPORATION

(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD. MISSISSAUGA

Tel.: (416) 733-7784 Fax: (905) 286-5271

D Nestorovski Date: **April 10, 2017**
 (Authorized to bind the Listing Brokerage)

DRAGANA NESTOROVSKI

(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.

(Signature)

BUYER'S INITIALS

(Signature)

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

Sachin Deshpande Date: **4/9/2017**
 (Signature of Buyer) **SACHIN DESHPANDE**

..... Date:
 (Signature of Buyer)

Abir Zayani Date: **April 10, 2017**
 (Signature of Seller) **ABIR ABDUL ZAYANI**

Mounir Agha Date: **April 10, 2017**
 (Signature of Seller) **MOUNIR AGHA**



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**Form 320**

for use in the Province of Ontario

Confirmation of Co-operation and Representation

BUYER: SACHIN DESHPANDESELLER: ABIR ABDUL ZAYANI AND MOUNIR AGHAFor the transaction on the property known as: #1606 - 4011 BRICKSTONE MEWS Mississauga LSB 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 representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

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

1. LISTING BROKERAGE

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

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

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

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

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

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

BUYER

CO-OPERATING/BUYER BROKERAGE

SELLER

LISTING BROKERAGE



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Royal Bank of Canada
Banque Royale du Canada

2 DUNDAS ST. W
MISSISSAUGA, ON

58103635 7-516

DATE 20170412
Y/A M/M D/J

PAY TO THE ORDER OF
PAYER À L'ORDRE DE

AMACON CITY CENTRE 7 NEW DEV PART

\$1,695.00

EXACTLY \$1,695.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIEN

RE/OBJET UNIT 1606 PSV1

FORM 165-0 (05-2010)

PURCHASER NAME

NOM DE L'ACHÉTEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

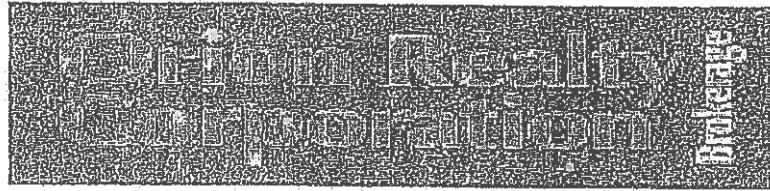
PURCHASER ADDRESS

ADRESSE DE L'ACHÉTEUR

N. Chaudhary
COUNTERSIGNED / CONTRESIGNÉ

N. CHAUDHARY

58103635 01062003 0990135



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801

Toronto, ON, M3C 3E5

Ph. 416-733-7784

Fax. 416-499-1844

DATE: Apr: 21 2017 TIME: 1:37 pm

RECEIVED FROM: Sachin Deshpande

ITEMS: ☐ CERTIFIED CHEQUE ☐ CHEQUE ☒ BANK DRAFT ☐ OTHER

AMOUNT \$ 4182.47.

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY _____

☒ RENTAL ☐ SALE

RE: 4011 Brickstone Mews #1606
(PROPERTY ADDRESS)

RECEIVED BY: [Signature]

☒ COPY OF THE CHEQUE FOR THE CLIENTS
☒ COPY OF THIS RECEIPT FOR THE CLIENT



Royal Bank of Canada
Banque Royale du Canada

4141 DIXIE RD
MISSISSAUGA, ON

57953896 8-516

DATE 20170412
Y/A M/M D/J

PAY TO THE ORDER OF ORION REALTY CORPORATION
PAYEZ A L'ORDRE DE

\$4,182.47

~~EXACTLY~~ \$4,182.47

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET SACHIN DESHPANDE UNIT 1606

FORM 186 (05-2015)

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

H. Zlunkowski

⑈57953896⑈ ⑆03232⑈003⑆ 099⑈013⑈5⑈



Immigration, Refugees and
Citizenship Canada

Immigration, Réfugiés et
Citoyenneté Canada



PROTECTED WHEN COMPLETED PROTÉGÉ UNE FOIS REMPLI - B

CANADA

DD206 910 244

U510143713



SACHIN PRADEEP DESHPANDE
600-60 COLUMBIA WAY C/O MILLER THOMSON LLP ATTN:
EJ FLAHERTY
MARKHAM ON L3R 0C9
CANADA

Application/Demande: W302353373

UCI/IUC: 95563877

WORK PERMIT/PERMIS DE TRAVAIL

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille: DESHPANDE
Given Name(s)/Prénom(s): SACHIN PRADEEP
Date of Birth/Date de naissance: 1982/10/10 (yyyy/mm/dd - aaaa/mm/jj)
Sex/Sexe: MALE
Country of Birth/Pays de naissance: INDIA
Country of Citizenship/Citoyen de: INDIA
Travel Doc No./N° du document de voyage: L3447060 PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Déjà le: 2017/03/24 (yyyy/mm/dd - aaaa/mm/jj)
Expiry Date/Date d'expiration: 2020/02/27 (yyyy/mm/dd - aaaa/mm/jj)
Case Type/Genre de cas: 52
ESDC/EDSC #: A0092290
Employer/Employeur: NOKIA
Employment Location/Emplacement de l'emploi: MISSISSAUGA
Occupation/Profession: IMS/SDM ENGINEER
In Force From/En vigueur le: 2017/03/24 (yyyy/mm/dd - aaaa/mm/jj)

Conditions:

1. MUST LEAVE CANADA BY 2020/02/27
2. UNLESS AUTHORIZED, PROHIBITED FROM ATTENDING ANY EDUCATIONAL INSTITUTION, OR TAKING ANY ACADEMIC, PROFESSIONAL OR VOCATIONAL TRAINING COURSE.
3. NOT AUTHORIZED TO WORK IN ANY OCCUPATION OTHER THAN STATED.
4. NOT AUTHORIZED TO WORK FOR ANY EMPLOYER OTHER THAN STATED.

Remarks/Observations:
CXP245

THIS DOES NOT AUTHORIZE RE-ENTRY/CECI N'AUTORISE PAS LA RÉ-ENTRÉE



April 07, 2017

Dear Sir or Madam:

We confirm Mr. Sachin Deshpande's employment by Nokia Solutions and Networks Canada Inc as a(n) IMS/SDM Engineer at our facility in Mississauga, Ontario. Mr. Sachin Deshpande began employment with Nokia Solutions and Networks Canada Inc on March 27, 2017, and his employment is expected to continue indefinitely.

Mr. Sachin Deshpande's NSN annual salary is \$87,111.11 which equates to \$3,350.43 gross, paid bi-weekly.

Nokia Solutions and Networks Canada Inc is a subsidiary of Nokia Solutions and Networks B.V. Nokia Solutions and Networks B.V. was incorporated in the Netherlands on November 8, 2006, and is owned by Nokia Corporation

If you have any questions, please do not hesitate to contact me at +19052209469 or by email at ralf.scharnhorst@nokia.com.

14

Sincerely,

A handwritten signature in black ink, appearing to be "R. Scharnhorst".

Ralf Scharnhorst
Head of GS Canada Subregion
Phone: +19052209469
Email: ralf.scharnhorst@nokia.com

15



Credit Report Prepared For:

SACHIN PRADEEP DESHPANDE

Experian Report As Of: Apr 8, 2017

Personal & Confidential

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017

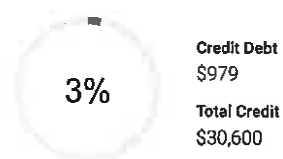


Account Summary

My Accounts Summary

Open Credit Cards	4
Open Retail Cards	0
Open Real Estate Loans	0
Open Installment Loans	0
Total Open Accounts	4
Accounts Ever Late	0
Collections Accounts	0
Average Account Age	3 yrs
Oldest Account	3 yrs 8 mos
newest account	◆

My Overall Credit Usage



My Debt Summary

Credit and Retail Card Debt	\$979
Real Estate Debt	\$0
Installment Loans Debt	\$0
Collections Debt	\$0
Total Debt	\$979

My Hard Credit Inquiries

1

My Public Records

0

Summary

Accounts

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Account Summary

My Personal Information

Name

SACHIN PRADEEP DESHPANDE

Personal Statement(s)

No Statement(s) present at this time

Also Known As

Birth Year

1982

Addresses

8608 VALLEY RANCH PK W #APT 2033
IRVING, TX 75063-6180

9803 VALLEY RANCH PKW W #APT 212
IRVING, TX 75063-4679

Employer(s)

Summary

Accounts

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Open Accounts



AMEX

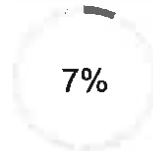
349992259078XXXX

Open

ACCOUNT DETAILS

Account Name AMEX
Account # 349992259078XXXX
Account Status Open
Last Updated Mar 9, 2017
Account Type Credit Card - Revolving Terms
Date Opened Aug 1, 2015
Balance \$692
Credit Limit \$10,000
Monthly Payment -
Past Due Amount -
Payment Status Current
Highest Balance \$1,683
Terms Revolving
Responsibility Individual
Comments -

CREDIT USAGE



Low Credit Usage

Keeping your account balances as low as possible can have a positive impact on your credit.

CONTACT INFORMATION

PO BOX 297871
FORT LAUDERDALE, FL 33329
(800) 874-2717

PAYMENT HISTORY

2017				2016				2015			
Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr
OK	OK	OK		OK	OK	OK	OK				
May	Jun	Jul	Aug	May	Jun	Jul	Aug	May	Jun	Jul	Aug
				OK	OK	OK	OK				
Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec
				OK	OK	OK	OK	OK	OK	OK	OK

Summary

Accounts (Open)

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



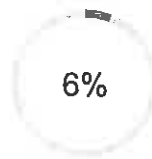
BK OF AMER
8XXX

Open

ACCOUNT DETAILS

Account Name BK OF AMER
Account # 8XXX
Account Status Open
Last Updated Mar 6, 2017
Account Type Credit Card - Revolving Terms
Date Opened Nov 1, 2013
Balance \$287
Credit Limit \$5,000
Monthly Payment \$25
Past Due Amount
Payment Status Current
Highest Balance \$2,008
Terms Revolving
Responsibility Individual
Comments

CREDIT USAGE



Low Credit Usage

Keeping your account balances as low as possible can have a positive impact on your credit.

CONTACT INFORMATION

PO BOX 982238
EL PASO, TX 79998
(800) 421-2110

PAYMENT HISTORY

2017				2016				2015			
Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr
OK	OK	OK		OK	OK	OK	OK	OK	OK	OK	OK
May	Jun	Jul	Aug	May	Jun	Jul	Aug	May	Jun	Jul	Aug
				OK	OK	OK	OK	OK	OK	OK	OK
Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec
				OK	OK	OK	OK	OK	OK	OK	OK
2014				2013							
Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr				
OK	OK	OK	OK								
May	Jun	Jul	Aug	May	Jun	Jul	Aug				
OK	OK	OK	OK								
Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec				
OK	OK	OK	OK				OK				

Summary

Accounts (Open)

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



CHASE CARD
41472022XXXX

Open

ACCOUNT DETAILS

Account Name CHASE CARD
Account # 41472022XXXX
Account Status Open
Last Updated Mar 12, 2017
Account Type
Date Opened Jul 1, 2014
Balance \$0
Credit Limit \$8,500
Monthly Payment \$25
Past Due Amount
Payment Status Current
Highest Balance \$5,934
Terms Revolving
Responsibility Individual
Comments

CREDIT USAGE

No Credit Usage
You have no account balance. Keeping your account balances as low as possible can have a positive impact on your credit.

0%

CONTACT INFORMATION

PO BOX 15298
WILMINGTON, DE 19850
(800) 432-3117

PAYMENT HISTORY

2017				2016				2015			
Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr
OK	OK	OK		OK	OK	OK	OK	OK	OK	OK	OK
May	Jun	Jul	Aug	May	Jun	Jul	Aug	May	Jun	Jul	Aug
				OK	OK	OK	OK	OK	OK	OK	OK
Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec
				OK	OK	OK	OK	OK	OK	OK	OK

2014			
Jan	Feb	Mar	Apr
May	Jun	Jul	Aug
			OK
Sep	Oct	Nov	Dec
OK	OK	OK	OK

Summary

Accounts (Open)

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Open



CITI
54241810XXXX

ACCOUNT DETAILS

Account Name CITI

Account # 54241810XXXX

Account Status Open

Last Updated Nov 3, 2016

Account Type Credit Card - Revolving Terms

Date Opened Aug 1, 2013

Balance \$0

Credit Limit \$7,100

Monthly Payment \$3

Past Due Amount

Payment Status Current

Highest Balance \$1,593

Terms Revolving

Responsibility Individual

Comments

CREDIT USAGE

0%

No Credit Usage
You have no account balance. Keeping your account balances as low as possible can have a positive impact on your credit.

CONTACT INFORMATION

PO BOX 6241
SIOUX FALLS, SD 57117
BYMAILONLY

PAYMENT HISTORY

2016				2015				2014			
Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr
OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK
May	Jun	Jul	Aug	May	Jun	Jul	Aug	May	Jun	Jul	Aug
OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK
Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec
OK	OK	OK		OK	OK	OK	OK	OK	OK	OK	OK

2013			
Jan	Feb	Mar	Apr
May	Jun	Jul	Aug
Sep	Oct	Nov	Dec
OK	OK	OK	OK

Summary

Accounts (Open)

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Closed Accounts

TEXANS CREDIT UNION
2001479XXXX

Closed

ACCOUNT DETAILS

Account Name TEXANS CREDIT UNION
Account # 2001479XXXX
Account Status Closed
Last Updated Mar 31, 2017
Account Type Auto Loan
Date Opened Aug 1, 2013
Balance
Original Balance \$17,000
Monthly Payment
Past Due Amount
Payment Status Paid satisfactorily
Highest Balance
Terms 60 Months
Responsibility Individual
Comments

CONTACT INFORMATION

PO BOX 853912
RICHARDSON, TX 75085
(972) 348-2500

PAYMENT HISTORY

2017				2016				2015			
Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr
OK	OK	OK		OK	OK	OK	OK	OK	OK	OK	OK
May	Jun	Jul	Aug	May	Jun	Jul	Aug	May	Jun	Jul	Aug
				OK	OK	OK	OK	OK	OK	OK	OK
Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec
				OK	OK	OK	OK	OK	OK	OK	OK
2014				2013							
Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr				
OK	OK	OK	OK								
May	Jun	Jul	Aug	May	Jun	Jul	Aug				
OK	OK	OK	OK				OK				
Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec				
OK	OK	OK	OK	OK	OK	OK	OK				

Summary

Accounts (Closed)

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Collections

No collection accounts

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Inquiries

Q AMEX

Inquiry Date

Aug 25, 2015

Removal Date

Aug 2017

Business Type

Bank credit cards

Contact Information

PO BOX 981537
EL PASO, TX 79998
(800) 874-2717

Summary

Accounts

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Public Records

No public records

Summary

Accounts

Collections

Inquiries

Public Records

Credit Score

SACHIN PRADEEP DESHPANDE - Experian
Date of Report: Apr 8, 2017



Credit Score

Score Not Available With This Report

[Summary](#)

[Accounts](#)

[Collections](#)

[Inquiries](#)

[Public Records](#)

[Credit Score](#)

