

Worksheet
Leasing

Omar's
personal
unit

Suite: 2606 Tower: PSV Date: Apr. 13/17 Completed by: Silvi
Omar Shaath

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to ^{20%}25% payable to Blaney McMurtry LLP in Trust
- ✓ ● 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). N/A Free Assignment
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 46,140.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- See below { ● Copy of Tenant's employment letter or paystub
- Copy of Credit Check
- ✓ ● Copy of the Purchasers Mortgage approval
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

Tenants are international students.
See Canadian study permit attached.

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **2606** Tower **ONE** Unit **6** Level **25** (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 Zero Dollars (\$0.00) 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 30 day of March 2017.

Witness:

Purchaser: **OMAR SHAATH**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 30 day of March 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 29 day of March, 2017

TENANT (Lessee), OL JIAWAN AND ZHOU, JINGHANG
(Full legal names of all Tenants)

LANDLORD (Lessor), OMAR SHAAATH, RREA
(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:
4011 Brickstone Mews 2606 Mississauga L5B0J7

2. **TERM OF LEASE:** The lease shall be for a term of ONE YEAR TERM commencing April 26 April 15, 2016

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 Six Hundred Fifty Canadian Dollars (CDN\$ 1,650.00), 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 herewith (herewith/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 Three Hundred

Canadian Dollars (CDN\$ 3,300.00) 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 Month and Last Month 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: 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 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 type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input 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): OL JZ

INITIALS OF LANDLORD(S): OS

7. **PARKING:** One parking space

8. **ADDITIONAL TERMS:** Rent include: One parking space at P3-59, one locker at P3-R9,
all Existing appliance Fridge, Oven, Dishwasher, Microwave, Washer and Dryer, all Window Coverings

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 11:59 PM on the 30
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.: (905) 282-7925 (For delivery of Documents to Tenant)
Email Address: omar.s@rokslogix.com Email Address: lyndonlin2008@gmail.com
(For delivery of Documents to Landlord) (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.tb.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): JS JZ

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:

(Witness) _____

(Witness) _____

(Witness) _____

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

x Jinghang Zhou
(Tenant or Authorized Representative)

DATE x March 29, 2017

x Lyndon Liu
(Tenant or Authorized Representative)

DATE x March 29, 2017

(Guarantor)

DATE _____

We/1 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:

(Witness) _____

(Witness) _____

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

(Landlord or Authorized Representative)

DATE March 30, 2017

(Landlord or Authorized Representative)

DATE _____

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)

DATE _____

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement was entered into both typed and written was finally acceptance by all parties at _____ a.m./p.m. this _____ day of _____, 2017.

Jinghang Zhou
(Signature of Landlord or Tenant)

3/30/2017 2:23 PM EST

INFORMATION ON BROKERAGE(S)

Listing Brokerage West-100 Metro View Realty Ltd.

Tel.No. 905-238-8336

OMAR KANAAN SHAATH

(Salesperson / Broker Name)

Co-op/Tenant Brokerage Royal LePage Real Estate Services Ltd., Brokerage

Tel.No. (905) 828-1122

Lyndon Liu

(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.

(Landlord)

DATE March 30, 2017

(Landlord)

DATE _____

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.

x Jinghang Zhou

DATE _____

(Tenant)

DATE _____

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:

Lyndon Liu

(Authorized to bind the Co-operating Brokerage)

(Authorized to bind the Listing Brokerage)

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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), QI, JIAWAN AND ZHOU, JINGHANG, and

LANDLORD (Lessor), OMAR SHAATH, RREA

for the lease of 4011 Brickstone Mews 2606 Mississauga

L5B0J7 dated the 29 day of March, 2017

The Tenant agrees to provide ten post-dated cheques to the Landlord on or before the commencement date of lease.

The Tenant shall pay \$75 service charge for each N.S.F. or returned cheque and Tenant agrees to pay a charge of 1% interest per month on late payment.

The Tenant acknowledges that if there is any default in payment, the last month deposit will be non-refundable by the Landlord and the Tenant must move and leave the premises vacant immediately.

The Landlord agree to provide two keys set to the Tenant. The Tenant agrees and understands that loss of any keys and/or passes to the said premises during the term of the Lease are to be replaced at his own expense. The Tenant agrees to pay \$300 refundable deposit to the Landlord for keys and passes if any.

Tenant agrees to pay the cost of hydro, gas required on the premises during the term of the lease and any extension thereof. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the service have been transferred to the Tenant's name.

The Tenant acknowledges that the Landlord's Insurance provides no coverage on the tenant's personal property, and the Tenant agrees to carry contents insurance and provide the proof to the Landlord before or on the closing.

The Tenant agrees to provide two forms of photo identifications for the purpose of verifying his identity for security purposes on or before the closing.

The Tenant and occupants warrant that they have never had a criminal record and never been evicted by previous landlord.

The Tenant shall not assign or Sub-Lease the subject property without the consent of the Landlord.

The Tenant agrees to not allow visitor(s) stay over 2 weeks without the express written consent of the Landlord. Tenant and occupants shall comply with all the Bylaws of the Condominium Corporation.


The Tenant, occupancies and visitors agree there is no smoking in this premises.

The Tenant and occupants agree there is no pets in this premises.

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

INITIALS OF TENANT(S): JO JZ

INITIALS OF LANDLORD(S): OS

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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), OI, JIAWAN AND ZHOU, JINGHANG

and

LANDLORD (lessor), OMAR SHAATH, RREA

for the lease of 4011 Brickstone Mews 2606

Mississauga

L5B0J7

dated the 29 day of March

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 maintain the interior of the premises in good order and condition throughout the term, leave the premises in the same condition as received, save and except for normal wear and tear upon vacation.

09
[JZ]
[Q] The Tenant agree to pay for and be responsible for minor repairs such as light bulbs, tap washers etc. considered as wear and tear. Tenant further agrees to pay the first \$50 towards any breakage, repairs or replacement of any appliances, plumbing and electrical equipment for each occurrence. This deductible applies 30 days after occupancy, this includes all light bulbs and fuse replacement.

The Landlord represents and warrants that the appliances as listed will be in good working order at the commencement of the lease term. The Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. 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.

The Tenant shall give the Landlord prompt notice of any accident or any defect in the water pipes, heating system, air conditioning, electrical wiring and any major defect of chattels and fixtures, and if the costs of such repairs to be paid by the Landlord. Any repairs with the cost shall have the Landlord consent.

The Landlord agrees that the property including but not limited in all floors, cupboards, closets, windows, doors and trims, washrooms, front yard and back yard etc. will be professionally cleaned at his own expenses prior to the commencement of the lease.

The Tenant agrees that the property including but not limited in all floors, cupboards, closets, windows, doors and trims, washrooms, front yard and back yard etc. will be professionally cleaned at his own expenses at the end of the lease.

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

The Tenant shall inform the Landlord or his representative if the Tenant is away over one week and maintain the property in room temperature to avoid any potential damages.

The Landlord and the Tenant will do a move-in walk-through the premises on the commencement day of the lease period to assess the condition and any pre-existing damage, and clarify the responsibilities of both parties.


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

INITIALS OF TENANT(S):

[JZ]

INITIALS OF LANDLORD(S):

[OS]

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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), OL JIAWAN AND ZHOU, JINGHANG

LANDLORD (Lessor), OMAR SHAATH, RREA

for the lease of 4011 Brickstone Mews 2606

Mississauga

L5B0J7

dated the 29 day of March

2017

The Landlord and the Tenant will do a move-out walk-through the premises on the end of the lease period to assess the condition and any damage, and clarify the responsibilities of both parties.

The landlord shall walk through the premises on 2 occasional times and provide at least 24 hours notice to the Tenant.

It is further agreed and understood that the Tenant shall give at least SIXTY(60) days written notice of their intention to vacate said premises at the end of the term of the Lease. Provided further the Landlord shall have the right in addition to any other rights that he may have pursuant to the Landlord and Tenant Act.

☒ The Tenant agrees to allow the Landlord or Agents to show the property at all reasonable hours to prospective Buyers or Tenants, and make said premises to be in good conditions for all the showings, after giving the Tenant at lease twenty four (24) hours notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

☒ The Tenant acknowledges that no interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a valid Social Insurance Number for use on the required Canada Custom and Revenue Agency T5 form, prior to the completion date.

☒ Any written notice required to be given to the Tenant shall be delivered to the Tenant at the Rented premises or by email thouhasyartel@gmail.com provided by the Tenant. Tenant's phone number is 905 966 0926.

☒ Any written notice to be given to the Landlord shall be delivered to the Landlord by email omar.s@rekslogistics.com or to the address provided by the Landlord. Landlord's phone number is 416 828 9595.

☒ To bring the rent and be payable on 1st of the month, Tenant will pay $\frac{1}{2}$ months rent on May 1st, 2017.

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


INITIALS OF TENANT(S):

OL JIAWAN AND ZHOU, JINGHANG

INITIALS OF LANDLORD(S):

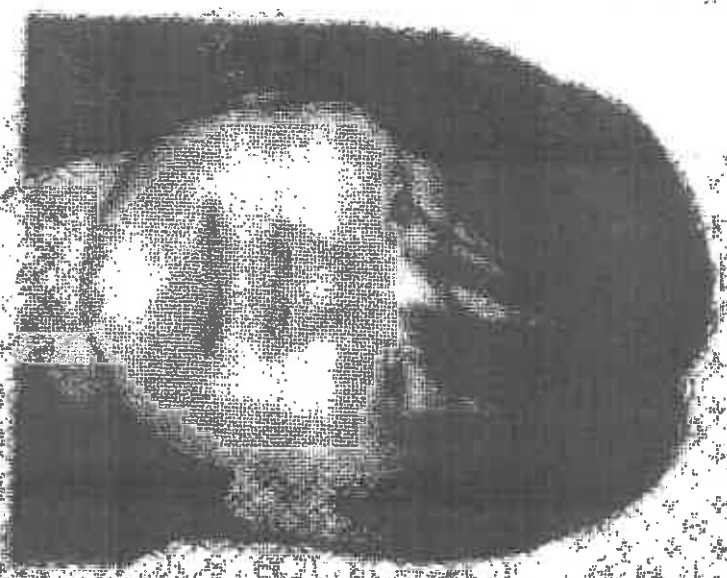
OMAR SHAATH

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	4011 Brickstone Mews 2606 Mississauga Ontario L5B 0J7 Mississauga City Centre Pool SPIS: N For: Lease % Dif: 97 Last Status: Lsd DOM: 3			Leased: \$1,650 List: \$1,700																																				
	Condo Apt Apartment Corp#: TBA / 0	Locker#: 2606 Level: 26 Unit#: 06	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain																																					
	Dir/Cross St: Burnhamthorpe And Confederatio Prop Mgmt: Duka																																							
MLS#: W3741863 Sellers: Omar Shaath, Rrea Holdover: 90 Possession: Immed/Tba Bldg Name:																																								
Occup: Vacant Status Cert: Contact After Exp: N PIN#: ARN#:																																								
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 600-699 Exposure: E Spec Dealg: Unknown Lndry Acc: Ensuite Lndry Lev: Main	Pets Perm: Restrict Locker: Owned Maintenance: \$0.00 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: All Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y ComElem Inc: Y Energy Cert: Pvt Ent: N Furnished: N	Balcony: Open Exterior: Concrete / Other Gar/Pk spcs: Undergrmd / 1 Park/Drive: Undergrmd Park Type: Owned Park Spcs: 1 Park \$/Mo: Prk Lgl Desc: Bldg Amen:																																						
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td></td> <td></td> <td>Laminate Open Concept</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td></td> <td></td> <td>Laminate</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td></td> <td></td> <td>Ceramic Floor Stainless Steel Appl</td> </tr> <tr> <td>4</td> <td>Master</td> <td>Main</td> <td></td> <td></td> <td>Laminate</td> </tr> <tr> <td>5</td> <td>Den</td> <td>Main</td> <td></td> <td></td> <td>Laminate</td> </tr> </tbody> </table>	#	Room	Level	Length (m)	Width (m)	Description	1	Living	Main			Laminate Open Concept	2	Dining	Main			Laminate	3	Kitchen	Main			Ceramic Floor Stainless Steel Appl	4	Master	Main			Laminate	5	Den	Main			Laminate				
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5	Den	Main			Laminate																																			
Client Remks: Never Occupied New Luxury One Bdrm Plus Den Located In Prime City Centre Location, Open Concept Design With Modern Upgrades, Laminate Thru-Out, Granite Counters Extras: Stainless Steel Appliances, Fridge, Stove, B/I Dw, Stack Washer/Dryer, Elf's, Window Coverings Brkage Remks: Credit Check And Complete Rental Application With References Accompanying Offers, Attach Schedule A & B, Condo Building Not Registered																																								
Lease Term: 1 Year Pymt Freq: Monthly Pymt Method: Cheque	App Req: Y Dep Req: Y Credit Ck: Y	Emptymt Ltr: Y Lease Agreemt: Y Ref Reqd: Y	Buy Option: N																																					
List: WEST-100 METRO VIEW REALTY LTD., BROKERAGE Ph: 905-238-8336 Fax: 905-238-0020 OMAR KANAAN SHAATH, Salesperson 416-829-9595 SIMON MAHDESSIAN, Broker of Record 416-399-1795 Co-Op: ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE LYNDON LIU, Salesperson																																								
Contract Date: 3/28/2017 Expiry Date: 6/30/2017	Leased Date: 3/31/2017 Closing Date: 4/15/2017 Last Update: 3/31/2017	CB Comm: Half Month Leased Terms: 1 year Original: \$1,700																																						



Driver's licence
Permis de conduire



PERSONAL

NAME
JOSMAN

1. WORK/STUDY/CONFEDERATION PKWV

MUSKISSAUGA, ON, L7B0E9

AD NUMBER
04001 - 40100 - 0000

EXPIRATION
20151027

6 DIGIT
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The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.

G6 1704 101



周

名/ Given names

靖航/JINHANG

1997

男

出生地点 / Place of birth

黑龙江/HEILONGJIANG

出生日期 / Date of birth

13 JAN 1996

签发地点 / Place of issue

多倫多/TORONTO

簽發日期 / Date of issue

04 NOV 2013

Date of expiry

03 NOV 2023

参考文献 / References

中华人民共和国驻多伦多总领事馆

CONSULTE-SE O SUPLENTE DE DIRETOR DE CONTABILIDADE

[illegible]

6617041012CHN9601134H23110313928C

Ontario

Mississauga

ON

MISSISSAUGA, ON, L5B 2Z8

MEMBER
NUMBER

73627 - 40209 - 60113

2016/08/22

48 DAYS EXP.

8P0000575

SMC/HALT

100-000-0000

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100-000-0000

WEST-100 METRO VIEW REALTY

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

DEPOSIT RECEIPT

DATE: March 31, 2017

RECEIVED FROM: Lyndon Liu @ Royal Lepage RE.

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$3,300.00 (first and last months)

PROPERTY: 4011 Brickstone Mews #2606, Mississauga

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

10358 (1013)		THIS DOCUMENT IS PRINTED ON WATER-MARKED PAPER. SEE BACK FOR INSTRUCTIONS	
The Toronto-Dominion Bank		78476576	
4188 LIVING ARTS DRIVE UNIT 5 MISSISSAUGA, ON L5B 0H7		DATE	2017-03-31 YYYYMMDD
		Transit-Serial No.	1312-78476576
Pay to the Order of	WEST-100 METRO VIEW REALTY LTD.		\$ *****3,300.00
THREE THOUSAND THREE HUNDRED**00/100 Canadian Dollars			
Authorized signature required for amounts over CAD \$5,000.00			
Re	The Toronto-Dominion Bank Toronto, Ontario Canada M5K 1A2		Authorized Officer <i>[Signature]</i> Number A2436
Counersigned			
OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA			

78476576 09612004

3808

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

December 16th, 2016

Omar Shaath
3495 Joan Drive
Mississauga, Ont
L5B 1S1

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 2606, 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):	Omar Shaath
Principal Amount:	\$296,900
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	April 20 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:	Jan 25 th , 2017

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

This Approval Confirmation is valid until 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;
- 528322 (0212)
- Valid First Mortgage Security to be provided on the Property.
- 528322