

Worksheet
Leasing

Suite: 3101 Tower: PSV Date: Apr. 25/17 Completed by: Silvi
Ghassan Fayyad

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 Paid on occupancy
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$ 500 + HST.
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 44,125.
- ✓ ● 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

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

GHASSAN FAYYAD (the "Purchaser")

Suite **3101** Tower **ONE** Unit **1** Level **30** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of Five Hundred Dollars (\$500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 26th day of April 2012.

Witness:

Purchaser: **Ghassan Fayyad**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 07 day of April 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

Confirmation of Co-operation and Representation

BUYER: JACQUELINE HASSAN

SELLER: GHASSAN FAYYAD

For the transaction on the property known as: 3101-4011 Brickstone Mews Mississauga ON

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

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

1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- ☐ 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)
 - ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATIONS:** 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)
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
☐ by the Buyer directly

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


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


BUYER


CO-OPERATING/BUYER BROKERAGE


SELLER


LISTING BROKERAGE

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9. Co-operating Brokerage completes Section 9 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
half Month's Rent plus HST 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)

ROYAL LEPAGE TERREQUITY REALTY
(Name of Co-operating/Buyer Brokerage)

211 CONSUMERS RD., STE. 105 TORONTO

Tel.: (416) 496-9220 Fax: (416) 496-2144

Salisha Abdool Date: 22nd Apr 2017
(Authorized to bind the Co-operating/Buyer Brokerage)

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

WEST-100 METRO VIEW REALTY LTD.
(Name of Listing Brokerage)

129 Fairview Road W Mississauga

Tel: 905-238-8336 Fax: 905-238-0020

Omar Kanaan Shaath Date: Apr 23, 2017
(Authorized to bind the Listing Brokerage)

OMAR KANAAN SHAATH
(Print Name of Broker/Salesperson Representative of the Brokerage)

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

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

Salisha Abdool Date: Apr 22/17
(Signature of Buyer)

(Signature of Buyer) Date: _____

Omar Kanaan Shaath Date: Apr 23, 2017
(Signature of Seller)

(Signature of Seller) Date: _____

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**Agreement to Lease
Residential**

This Agreement to Lease dated this 22 day of April, 2017

TENANT (Lessee), JACQUELINE HASSAN
(Full legal names of all Tenants)

LANDLORD (Lessor), GHASSAN FAYYAD
(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:
3101-4011 Brickstone Mews Mississauga ON L5B0J7

2. **TERM OF LEASE:** The lease shall be for a term of 1 YEAR commencing Monday 1st May 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 Six Hundred Canadian Dollars (CDN\$ 1,600.00), 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 upon acceptance
(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 Two Hundred

Canadian Dollars (CDN\$ 3,200.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the FIRST and LAST month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. **USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for: Single Family 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 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 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):

INITIALS OF LANDLORD(S):

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7. **PARKING:** one parking spot is included

8. **ADDITIONAL TERMS:** one locker is included

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 8 p.m. on the 22 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 Acknowledgment below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: omar.s@rokslogistic.com (For delivery of Documents to Landlord) Email Address: salishaabdool@royalpage.ca (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.tlb.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): 

INITIALS OF LANDLORD(S): 

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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

Apr 22/17

(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

Apr 22, 2017

(Witness)

(Landlord or Authorized Representative)

(Seal)

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)

(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 7:25 p.m. this 22 day of April, 2022.

(Signature of Landlord or Tenant)

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 TERREQUITY REALTY**

Tel.No. (416) 496-9220

SALISHA ABDOL

(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

Apr 22/17

(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.

(Tenant)

DATE

Apr 24/17

(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.

(Authorized to bind the Listing Brokerage)

Acknowledged by:

(Authorized to bind the Co-operating Brokerage)

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

TENANT (Lessee), JACQUELINE HASSAN, and

LANDLORD (Lessor), GHASSAN FAYYAD

for the lease of 3101-4011 Brickstone Mews Mississauga ON L5B0J7

dated the 22 day of April, 2017

The following items are included in the rental for the use of the Tenant: Appliances (stove, fridge, microwave, built-in dishwasher, clothes washer and dryer), existing light fixtures, broadloom where laid. The Landlord warrants that the aforesaid appliances will be in normal working order at commencement of the Lease provided that the Tenant will pay the full cost of any repairs if the damage is caused by Tenant or the Tenant's guest's negligence or wilful damage, in addition to the monthly rental. Any observations regarding the good working order on closing, of the aforesaid appliances, must be reported to the Landlord in writing before 7:00 PM on the day after closing.

It is understood that the monthly rental includes use of ONE parking spot, driveway if applicable, ONE storage locker, and all common elements.

Landlord agrees to pay all maintenance fees, which include the following: parking spot (usage and maintenance), water consumption, and building insurance, for the unit and the related common elements. The Tenant acknowledges that Hydro, Telephone, Cable Television and Internet are not included in the maintenance fee or the monthly rental and agrees to pay for Hydro, Telephone, Cable Television and Internet for the unit and further agrees to pay any security deposits which the utility companies may require in addition to the monthly rental. The tenant agrees to provide proof the utilities have been transferred to his/her name prior to receiving the keys to the unit.

Tenant acknowledges the Landlord's insurance provides no coverage on Tenant's personal property. Tenant agrees to obtain and maintain in full force at all times a standard Tenant's liability insurance policy protecting the Tenant against loss, damages or theft of any tenant property and providing at least \$1,000,000 liability coverage.

The Tenant agrees not to paint or wallpaper or decorate or alter any part of the demised premises without the prior written consent of the Landlord.

The Landlord shall pay the real estate Taxes, any Municipal Charges, and Special Assessments relating to the unit or its common area.

Tenant covenants with the Landlord to abide by the rules and regulations of the complex and not to do or cause anything to be done which may be deemed to be disturbing to other tenants

Tenant covenants with the Landlord during his/her occupancy of the premises not to alter or cause to be altered the locking system giving entry to the premises.

Tenant agrees to keep no pets of any kind on the premises for the duration of the Lease without the prior written consent of the Landlord which shall not be unreasonably withheld. Tenant covenants with the Landlord, upon the termination of this Lease pursuant to the terms of the Residential Tenancies Act, to deliver up possession of the

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

INITIALS OF TENANT(S):

[Handwritten initials]

INITIALS OF LANDLORD(S):

[Handwritten initials]

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

TENANT (Lessee), JACQUELINE HASSAN

and

LANDLORD (Lessor), GHASSAN FAYYAD

for the lease of **3101-4011 Brickstone News Mississauga ON L5B0J7**

dated the **22** day of **April**, 20**17**

premises to the Landlord or his/her authorized agent, and further to surrender all keys or entrance devices relating to the premises, entrance doors or other doors to the building, mailbox keys, electronic garage door cards (if supplied by the Landlord), and any other entrance device to the premises of the building.

Landlord agrees to deliver two entrance keys to the unit, two entrance fobs, one parking garage fob/remote, one mailbox key and one locker key on possession date.

The landlord may enter the rental unit without notice:

- i. if there is a genuine emergency;
- ii. if the tenant agrees to let the landlord in.

The landlord may enter between the hours of 8 am to 8 pm without written notice if:

- i. the Landlord and Tenant have agreed to terminate the Lease or notice to do so has been given, to allow the Landlord or his/her Agent to show property to potential Tenants or Buyers;
- ii. the rental agreement requires the landlord to clean the unit

The Landlord may enter the unit between 8 am and 8 pm upon 24 hours written notice to;

- i. make repairs or inspect to see if repairs are necessary
- ii. allow a potential Lender or Insurer to view the unit
- iii. allow potential Purchaser to view the unit
- iv. for any reason allowed by the Rental Agreement or the Residential Tenancies Act

The Tenant agrees not to smoke inside the Leased premises for the duration of this Lease without the prior written consent of the Landlord.

The Parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

Landlord agrees to have the unit professionally cleaned and free of dust on or before possession date. Tenant agrees to turnover premises at expiry in comparable condition subject to reasonable wear and tear.

Tenant acknowledges that the Condominium Corporation maintains the driveway, walks, lawns, gardens, shrubs and trees on the premises at its cost and carries out required snow and ice removal as required by City By-Laws.

Tenant covenants and agrees that only themselves and their children to a maximum of two people will personally occupy the premises during the Lease, and the Tenant will not assign or sublet all or any part of the

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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

TENANT (Lessee), JACQUELINE HASSAN, and

LANDLORD (Lessor), GHASSAN FAYYAD

for the lease of 3101-4011 Brickstone Mews Mississauga ON L5B0J7

dated the 22 day of April, 2017

premises to anyone without the prior written consent of the Landlord.

The Tenant understands and agrees that some of the common element amenities including but not limited to the gym, pool, fitness, party and other rooms in the complex may not be available or accessible on the day of occupancy and will become available upon completion of the work by the builder.

Tenant agrees to provide the deposit by certified cheque, money order, or bank draft prior to 6:00pm on the first business day after the acceptance of this offer. Tenant agrees to advance 10 post-dated cheques payable to the Landlord before commencement of the initial Lease term and 12 post dated cheques, one month before every anniversary of the commencement of the term thereafter. The Tenant acknowledges that in the event the lease term is renewed or extended beyond the initial term, the last month's deposit of the previous term will be moved and applied to the last month of the new term, with appropriate rental amount adjustments applicable in the new term and the Tenant will provide a current cheque to the Landlord for the last month of the ending term.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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

TENANT (Lessee), Jacqueline Hassan....., and

LANDLORD (Lessor), Ghassan Fayyad.....

for the lease of 3101-4011 Brickstone Mews Mississauga ON L5B0J7.....

....., dated the 22..... day of April....., 2017.....

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

The Tenant agrees to provide the Landlord with 10 post dated cheques starting from June 1st 2017.

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property within 60 days prior to the end of the Lease term

Landlord shall pay real estate taxes, and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property. Tenant agrees to have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant agrees to pay the first \$75.00 for any minor service needed in condo premises.

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

Tenant agrees to pay Landlord a \$300 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):

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

BUYER..... JACQUELINE HASSAN....., and

SELLER..... G. HASSAN FAYYAD.....

for the property known as..... 3101 - 4011 BRICKSTONE MEWS MISSISSAUGA

..... dated the 22..... day of APRIL....., 2017.

West-100 Metro View Realty Ltd. advise the parties to this Agreement that the Real Estate Trust account, in which the deposit for this transaction [The Deposit] shall be placed in a Non Interest Bearing Real Estate Trust Account, earning no interest on the deposit and unless it is requested by the Parties in writing in this Agreement that the deposit be placed in an interest bearing Term deposit there will be no interest paid or earned on the deposit funds being held.

The Buyer agrees to provide a certified cheque or bank draft as a deposit within one [1] banking day [excluding Saturday, Sunday and statutory holidays] from the date of acceptance of this offer. No cash deposits will be accepted.

The Parties to this Agreement acknowledge that the real estate Broker[s] so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by West-100 Metro View Realty Ltd. is to be construed as legal, tax or environmental advice and all sizes and measurements are approximate and is to be verified by the Buyer.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Seller, West-100 Metro View Realty Ltd. or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

JH

INITIALS OF SELLER(S):

GF



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Form 105 Revised 2008 Page 1 of 1
WEBForms™ Jan/2012

I/We hereby make application to rent 3101-4011 BRICKSTONE MEWS
from the 1ST day of MAY 20 17 at a monthly rental of \$..... 1600.00
to become due and payable in advance on the 1ST day of each and every month during my tenancy.

1. Name Jacqueline Hassan Date of birth 14/6/66 SIN No. (Optional)

Drivers License No. 5250237 Occupation Marketing Administrator

2. Name Aneez Hassan Date of birth 22/09/91 SIN No. (Optional)

Drivers License No. Occupation Sales Rep (Shaw)

3. Other Occupant's Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? No If so, describe

Why are you vacating your present place of residence? Moved to Mississauga from BC

LAST TWO PLACES OF RESIDENCE

Address 101-9582 PR Charles Blvd Address #6-35 CEREMONIAL DR

Surrey BC V3V 1S6 MISSISSAUGA

From July 2006 To Present From To

Name of Landlord Owner Name of Landlord

Telephone: Telephone:

PRESENT EMPLOYMENT

Employer Contact + Insurance Network

Business address 709-5770 Hurontario St

Mississauga

Business telephone 905-755-9874

Position held Marketing Administrator

Length of employment 6.5 yrs

Name of supervisor Daniel Williams

Current salary range: Monthly \$

PRIOR EMPLOYMENT

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I/We hereby make application to rent 3101-4011 BRICKSTONE MEWS
from the 1ST day of MAY 2017 at a monthly rental of \$ 1600.00
to become due and payable in advance on the 1ST day of each and every month during my tenancy.

1. Name Jacqueline Hassan Date of birth 14/6/66 SIN No. (Optional) _____

Drivers License No. 5250237 Occupation Marketing Administrator

2. Name Aneez Hassan Date of birth 22/9/91 SIN No. (Optional) _____

Drivers License No. _____ Occupation Sales Rep (Shaw)

3. Other Occupants Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Do you have any pets? No If so, describe _____

Why are you vacating your present place of residence? Moved to Mississauga from BC

LAST TWO PLACES OF RESIDENCE

Address 101-9580 PR Charles Blvd Address # 6-35 CEREMONIAL DR.
Surrey BC V3V 1S6 MISSISSAUGA

From July 2006 to Present From _____ To _____

Name of landlord Owner Name of Landlord _____

Telephone: _____ Telephone: _____

PRESENT EMPLOYMENT

Employer Contact + Insurance Network

Business address 709-5770 Hurontario St

Business telephone 905-755-9874

Position held Marketing Administrator

Length of employment 6.5 yrs

Name of supervisor Daniel Williams

Current salary range: Monthly \$ _____

PRIOR EMPLOYMENT

**EXPERIENCE IN THE
FIELD OF INTERNATIONAL
BUSINESS**

4 5 6 7 8 9 10

PASSEPORT

DATA

THE UNIVERSITY OF CHICAGO

SECRET

2000

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[illegible]

CONTRACTS
— **RENEWAL** —

POINT

27 MAR 1985 51

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1998

60614576909

100

THE UNIVERSITY OF CHICAGO

PSV 3101 -First + last

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: April 24, 2017

RECEIVED FROM: Salisha Abdool @ Royal Lepage Terrequity Realty

PAYMENT METHOD: Td Draft

DEPOSIT AMOUNT: \$3,200.00 (first and last months)

PROPERTY: 3101-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage



Independently Owned And Operated

416-496-2275 DIRECT
416-496-9220 OFFICE - 24 HR. PAGER
416-496-2144 FAX
sabdool@terrequity.com
www.salishahomes.com

SALISHA ABDLOOL
Sales Representative

211 Consumers Road
Suite 105
Toronto, ON M2J 4G8
ROYAL LEPAGE
Terrequity Realty
BROKERAGE

10358 (1215)

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

The Toronto-Dominion Bank

20 MILVERTON DRIVE
MISSISSAUGA, ON L5R 3G2

80974530

DATE 2017-04-24
YYMMDD

Transit-Serial No. 1275-80974530

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

\$*****3,200.00

THREE THOUSAND TWO HUNDRED**00/100

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

Re 3101-4011 BRICKSTONE MEWS

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

Authorized Officer

Countersigned

Number

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

⑈80974530⑈ ⑈09612⑈004⑈

⑈3808⑈

Northbridge

a FAIRFAX company

 **Northbridge**
Insurance

 **Federated**
Insurance

TRISHIELD
INSURANCE

April 5, 2017

To Whom It May Concern:

RE: Jacqueline Hassan

This letter is written to confirm that Northbridge Financial Corporation employs Jacqueline Hassan as a Marketing Administrator Contact+ in our East Client Service department. She has been employed with our company since October 25, 2010 and her current annual salary is \$44,500. Jacqueline has a full time position with Northbridge working 37.5 hours per week.

If you require further information, please contact the undersigned at 416-350-7796.

Regards,



Sharon Yau
HR Coordinator
Northbridge Financial Corporation

EQUIFAX

1 877 227-8800

Consumer Report

04/13/2017

File Requested by: YONGE**Identification**

Name: HASSAN, JACQUELINE
Current Address: 9580, PRINCE CHARLES BLVD, SURREY, BC
Date of Birth, SIN: 1966/06/14
Reference: YONGE

Subject: File Requested, Score, Identification, Inquiries, Employment, Summary, Trades.

Product Score (Subject)**Beacon****702**

Date of last inquiry too recent or unknown
Lack of recent bank/national revolving information
Proportion of loan balances to loan amounts is too high
Too many consumer finance company accounts

Identification (Subject)

Unique Number: 3175036148 **File Number:** 00-0008095-00-974
Date File Opened: 1998/07/02 **Date of Last Activity:** 2017/04/10
DOB/Age: 1966/06/14 **SIN:**

Name: HASSAN, JACQUELINE
Current Address: 9580, PRINCE CHARLES BLVD #101, SURREY, BC, V3V 1S6
Since, R/O/B: 2006/07
Reported: Tape Reported
Former Address: 2150, KINGSWAY 202, VANCOUVER, BC, V5N 2T5
Since, R/O/B: 2005/04
Reported: Tape Reported
2nd Former Address: 202, 2150 KINGSWAY, VANCOUVER, BC, V5N 2T5
Since, R/O/B: 2000/12
Reported: Tape Reported

Inquiries (Subject)**Member Inquiries:**

Date	Member No	Member Name	Telephone
2016/06/01		CITIFINANCIAL	(800) 922-6235
2014/10/13		MORTGAGE ALLIANCE CO	(416) 995-5454
2014/06/12		MORTGAGESLAB FIN	(778) 558-7000
Total number of inquiries: 3			

Employment (Subject)

<https://www.equifax.ca/credit/Consumer/CredReport.asp>

4/13/2017

Employment Information:

Current Employer: CIBC

Since, Left, Position, Salary: , , CUSTOMER SERVICE REP,

Former Employer: CANADIAN IMPERIAL BANK OF COMMERCE

Since, Left, Position, Salary: , , CUSTOMER SERVICE REP,

Summary (Subject)

Pub/Other	Trade Oldest-Newest	Total	High Credit	Rating for R/O/I/M/C
0	2009/12 - 2017/03	2	1706 - 6442	1-One, 1-Nine

Trade Information (Subject)

Member Trades:

Bus/ID Code	Rptd	Opnd	HC	Terms	Bal	PDA	Rt	30/60/90	MR	DLA
BELL MOBILITY (800) 361-2613										
* I	2017/03	2009/12	1706		170	170	O9	0/0/0		2012/07
Prev Hi Rates:	O4-2012/11, O3-2012/10, O4-2011/12									
Description:	Written-Off									
	Closed at consumer's request									
CITIFINANCIAL (800) 922-6235										
* I	2017/02	2016/06	6442	236	6300	0	I1	0/0/0	9	2017/02
Description:	Monthly Payments									
Credit Utilization:	98%		6442		6300					

End Of Report



April 25, 2017

TO WHOM IT MAY CONCERN:

This letter will confirm that coverage has been bound, as of the date indicated below, as follows:

Name of Insured:	JACQUELINE HASSAN
Risk Address:	3101-4011 BIRCKSTONE MUSE MISSISSAUGA, ON L5B 0J7
INSURANCE COMPANY:	ZENITH INSURANCE COMPANY
Policy Number:	1984020
Effective Date:	May 1, 2017
Expiry Date:	May 1, 2018
Coverages:	
Personal Liability	\$ 1,000,000
Contents	\$ 40,000

The coverage outlined above is subject to the terms and conditions of the policy issued by the insurer, and subject to the Standard Mortgage Clause.

Regards,

Julie Demmans
Client Account Manager