

Worksheet
Leasing

Suite: 3503 Tower: PSV Date: May 10/17 Completed by: Silvi

Issam Al Khairy

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust \$30,000 Draft
No. 8009 2172
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$250 fee for lease. Draft provided w/ unit PSV 3804.
(\$565 total - Draft No. 80818183).
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 30,000.
- ✓ ● 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:

Sent to Amacon May 10, 2017

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
ISSAM AL KHAIRY (the "Purchaser")

Suite **3503** Tower **ONE** Unit **3** Level **34** (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 Two Hundred Fifty Dollars (\$250.00) 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 13 day of October 2016.

Witness:

Purchaser: **ISSAM AL KHAIRY**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 17 day of October 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

The Toronto-Dominion Bank

80092172

38, PLACE DU COMMERCE
ILE DES SOEURS, PQ H3E 1T8

DATE 2017-03-28
YYYYMMDD

Transit-Serial No. 4813-80092172

Pay to the
Order of BLANEY MCMURTRY LLP IN TRUST

\$ *****30,000.00

THIRTY THOUSAND**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

Countersigned

Number 8/32

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

PSV #3503 - Lease Top-up

⑈80092172⑈ ⑆09612⑈004⑆

⑈3808⑈

The Toronto-Dominion Bank

80818183

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

DATE 2017-04-24
YYYYMMDD

Transit-Serial No. 1878-80818183

Pay to the Order of Amacon City Centre Seven New Development

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100 Canadian Dollars

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

Re PSV 3804 / 3503 PSV 1

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

Authorized Officer _____ Number _____

Countersigned _____

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

⑈80818183⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV # 3503

**Agreement to Lease
Residential**

This Agreement to Lease dated this 6 day of May, 2017

TENANT (Lessee), Abdimajid & Deeqo Mohamed
(Full legal names of all Tenants)

LANDLORD (Lessor), Issam Al Khairy
(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 3503 Mississauga Ontario L5B 0J7 *US rot*
2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing May 6, 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 Residence


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 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 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): DM/AM

INITIALS OF LANDLORD(S): US

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7. **PARKING:** 1 parking

8. **ADDITIONAL TERMS:** one locker

9. **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 until 8 p.m. on the 7 day of May 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)
Email Address: omar.s.ouassoulis@icloud.com Email Address: haikhan64@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.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):

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:

(Witness)

(Witness)

(Witness)

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

(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)

DATE 5/5/17

DATE 5/5/17

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:

(Witness)

(Witness)

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

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)

DATE May 6, 2017

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 with all changes bold typed and written was finally acceptance by all parties at 9 a.m. on this 6 day of May, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage WEST-100 METRO VIEW REALTY LTD., BROKERAGE

Tel.No. 905-238-8336

Omar S

(Salesperson / Broker Name)

Co-op/Tenant Brokerage CENTURY 21 INNOVATIVE REALTY INC.

Tel.No. (905) 270-8100

ABDUL HAI KHAN

(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 May 6, 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 May 6, 17

(Tenant)

DATE May 6, 17

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:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating 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), Abdumajid & Deego Mohamed, and

LANDLORD (Lessor), Issam Al Khairy

for the lease of 401 Branksome Meadows 3503, Mississauga, Ont.

dated the 6 day of May, 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 9 post dated cheques starting from July 1, 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.

To facilitate cheques to be payable at the 1st of 4th month the tenant agrees to pay additional funds of \$1280 on May 8, 2017 to represent rent from May 8th to May 31st, 17

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

INITIALS OF TENANTS:

[Signature]

INITIALS OF LANDLORD(S):

[Signature]

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Confirmation of Co-operation and Representation

BUYER: Abdimajid & Deeqo Mohamed

SELLER: Issam Al Khairy

For the transaction on the property known as: 4011 Brickstone Mews3503 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:
- 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 Brokerage represent 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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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
Half Month Rent
(Commission As Indicated In MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
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)

CENTURY 21 INNOVATIVE REALTY INC.

(Name of Co-operating/Buyer Brokerage)

350 BURNHAMTHORPE RD W MISSISSAUGA

Tel: (905) 270-8100 Fax: (905) 270-8108

Date: 6/5/17
(Authorized to bind the Co-operating/Buyer Brokerage)

ABDUL HAI KHAN

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

WEST-100 METRO VIEW REALTY LTD., BROKERAGE

(Name of Listing Brokerage)

Tel: 905-238-8336 Fax:

Date: May 7, 2017
(Authorized to bind the Listing Brokerage)

Omar Shauk

(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.

(Signature of Buyer)

Date:

6/5/17

(Signature of Buyer)

Date:

6/5/17


(Signature of Seller)

Date:

May 6, 2017

(Signature of Seller)

Date:

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Rental Application
Residential

I/We hereby make application to rent 36 Park Lawn Rd #508 Toronto ON M8Y 3H8
from the 1 day of May 2017 at a monthly rental of \$1,600
to become due and payable in advance on the 1st day of each and every month during my tenancy.

1. **Name** Deeqa Mohammed Date of birth April 25 1976 SIN No. (Optional) _____
Drivers License No. M6160-15977-65425 Occupation Nurse

2. **Name** Abd. majid Abdissamed Date of birth May 3 1991 SIN No. (Optional) _____
Drivers License No. A1017-00229-10503 Occupation Security guard receptionist

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

Do you have any pets? _____ If so, describe _____

Why are you vacating your present place of residence? _____

LAST TWO PLACES OF RESIDENCE

Address <u>234 A/Blain Rd.</u> <u>#507 Toronto</u>	Address <u>370 Dixon Rd #715</u> <u>Toronto ON M9R 1T2</u>
From <u>2015 Sep</u> to <u>2017 Feb</u>	From <u>Feb 1 2017</u> to <u>May 1 2017</u>
Name of Landlord <u>fol Can</u>	Name of Landlord <u>Hashim Mukhtar</u>
Telephone: <u>416-901-5624</u>	Telephone: <u>416-836-7941</u>

PRESENT EMPLOYMENT

Employer Toronto Grace
Business address 47 Austin Terrace
Business telephone 416-925-3251 Ex 258
Position held Nurse
Length of employment 10 years +
Name of supervisor Jack Tran
Current salary range: Monthly \$ 5000+

PRIOR EMPLOYMENT

Nursing home
Address 66 Roncesvalles Ave
Toronto (416) 536-7122
Position held Personal Support worker
Length of employment 2 years (in 2004)

SPOUSE'S PRESENT EMPLOYMENT

Employer Skumar Security & Investigative
 Business address 8130 Sheppard Ave E.
 Business telephone 416-292-5353
 Position held Security Guard
 Length of employment April 5th 2015 Present
 Name of supervisor William Ortiz

Current salary range: Monthly \$ 2000

Name of Bank Scotiabank Branch 002
 Chequing Account # 41582 10 247 28

PRIOR EMPLOYMENT

And Lower Transportation Services
96 Disco rd. Toronto ON
905-625-4009
General Labour
5 years, Ending Feb 2015

Address 2251 Islington Ave North
 Savings Account # N/A

FINANCIAL OBLIGATIONS

Payments to Amount: \$
 Payments to Amount: \$

PERSONAL REFERENCES

Name Furyal Ikram Address 330 Dixon Rd # 1802
 Telephone: 647-884-1705 Length of Acquaintance 2 years Occupation Real estate
 Name Mimuna Mohamed Address 238 Albion Rd # 1511
 Telephone: 416-725-5339 Length of Acquaintance 10 years Occupation Dental assistant

AUTOMOBILE(S)

Make Toyota matrix Model Matrix Year 2010 Licence No BYDW 938
 Make Model Year Licence No

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

The Applicant represents that all statements made above are true and correct. **The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental.** The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

Signature of Applicant [Signature] Date April 26/17 Signature of Applicant [Signature] Date April 26, 2017
 Telephone: 647-780-1511 Telephone: 647-771-9700



May 3, 2017

TO WHOM IT MAY CONCERN:

Re: Deeqo Mohamed

Please be advised that the above named individual has been employed at the Toronto Grace Health Centre since March 12, 2007.

Ms. Mohamed is currently working as a Registered Practical Nurse on a full time status at an annual rate of \$57,250.05.

If you have any questions, please don't hesitate to contact me.

Yours truly,

Line Chartrand
Human Resources Generalist
416-925-2251 ext 315



The Salvation Army Toronto Grace Health Centre
47 Austin Terrace, Toronto, Ontario M5R 1Y8
Tel (416) 925-2251 Fax (416) 925-3211
www.torontograce.org

William and Catherine Booth
Founders

André Cox
General

Susan McMillan
Territorial Commander



**SKANNA SYSTEMS
INVESTIGATIONS**

Phone: (416) 292-5353
Fax: (416) 292-3296
Email: operations@skannasecurity.com
Website: www.skannasecurity.com

April 25, 2017

To Whom It May Concern:

Abdimajid Abdisamed is employed with Skanna Systems Investigations Inc.
as a Security Guard.

Abdimajid has been employed with Skanna since April 02, 2015.
Abdimajid is guaranteed 40 hours per week and earns \$12.50 per hour.

If you have any questions or concerns, please do not hesitate to contact me anytime at
416-292-5353 ext 100.

Yours in Service,
SKANNA SYSTEMS INVESTIGATIONS INC.

John Peters
President

JP/ad



Equifax Credit Report and Score™ as of 05/02/2017

Name: Abdilmajid S. Abdisamed

Confirmation Number: 3944333842

Credit Score Summary

Where You Stand

716 | Good

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score good. Based on this score, you should be able to qualify for credit with average interest rates and offers.



Range	300 - 559	560 - 659	660 - 724	725 - 759	760 +
	Poor	Fair	Good	Very Good	Excellent
Canada Population	4%	10%	15%	14%	57%

What's Impacting Your Score

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

- Number of open revolving trades.
- Number of trades 1 payment past due in previous 12 months.
- Number of satisfactory trades with balance > \$0.

Your Loan Risk Rating

716 | Good

Your credit score of 716 is better than 27% of Canadian consumers.

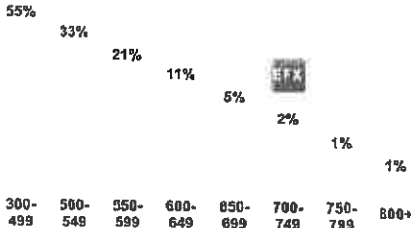
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a moderate risk. You may not qualify for credit with all lenders. When you do qualify for credit, you may pay higher interest rates and be subject to more restrictive loan terms than those with higher scores. If you're in the market for credit, this is what you might expect:

- You may not qualify for high credit limits on your credit card.
- You are likely to pay higher interest rates on all types of loans than those with higher scores.
- The loan terms you receive may be somewhat restrictive.

Delinquency Rates*



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



My Equifax Credit Score

Scores

[Buy Credit Report](#)

[Print this Page](#)

My Equifax Credit Score

Report A

691

As of 05/02/2017
GOOD

Canada
Population

Score Range by Canadian Population %

300	560	600	725	760	900
Poor	Fair	Good	Very Good	Excellent	
4%	10%	15%	14%	57%	

Your score of 691 is better than 21 % of Canadian consumers.

[See previous scores](#)

[View Score Details](#)

[Update Score](#)

[How lenders see you](#)

My Equifax Credit Score

My Equifax Credit Score

Equifax Credit
Score™

[View product details](#)

100% of product features are available

Your Features

Limited Reports

Click on the icons above to learn more about your features.

Need Assistance? 1-877-433-8783



Your Upgrade
Options

Equifax Complete™
Advantage Plan

Product Features

[Alerts](#) [Monitoring](#) [Unlimited Reports](#)

Click on the icons above to learn more about these individual features.

[Click here for upgrade](#)

1/3



Message Center

How can I protect my information in my Equifax Credit report?





May 8, 2017

00254472

Abdimajid Abdisamed
3503-4011 Brickstone Mills
MISSISSAUGA, ON L5B 0J7

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:	Abdimajid Abdisamed
Risk Address:	3503-4011 Brickstone Mills MISSISSAUGA, ON L5B 0J7
Insurance Company:	Aviva
Policy Number:	BINDERABDIAB3
Effective Date:	05/08/2017
Coverage:	
Personal Liability	\$ 1000000
Contents	\$ 35000

The above coverage is bound in accordance with the terms, conditions and limitations of the policy(ies) in current use by the above listed Insurer(s). This binder will continue in force until replaced by a policy but in no event for a period longer than thirty (30) days from the effective date and hour indicated above. Acceptance of the terms of this binder will be understood UNLESS we are advised immediately to the contrary by calling 519-735-8000 or toll free at 1-888-746-4354.

Regards,

Danielle Antaya, CAIB, RIBO
Client Account Manager

BINDER072010

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: May 8, 2017

RECEIVED FROM: Abdul Hai Khan @ Century 21 Innovative Realty

PAYMENT METHOD: Draft

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

PROPERTY: #3503-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage



Scotiabank

CANADIAN DOLLAR DRAFT

958506

2251 ISLINGTON AVENUE N
TORONTO ON M9W 3W6

DATE 2017 05 08
Y Y Y Y M M D D

PAY TO ORDER OF WEST 100 METRO VIEW REALTY LTD BROKERAGE

\$ 3,200.00

SUM OF EXACTLY 3,200 DOLLARS ***** 00/100

CANADIAN FUNDS

TO:
ANY BRANCH OF
THE BANK OF NOVA SCOTIA

AUTH NO.
A2153
AUTH NO.
622

THE BANK OF NOVA SCOTIA

AUTHORIZED OFFICER

AUTHORIZED OFFICER

⑈958506⑈ ⑆38562002⑆ 00000⑈43 44582⑈

3563



Ontario

Driver's Licence
Permis de conduire

ON
CANADA



Handwritten signature

3 BORN 1991/05/03

1,2 NAME/NOM

ABDISAMED

ABDIMAJID, SHEIK

8 715-370 DIXON RD

ETOBICOKE, ON, M9R 1T2

4d NUMBER/
NUMÉRO

A1017 - 00289 - 10503

4a ISS/DA

2017/02/24

4b EXP/EXP 2020/05/03

5 DD/REF

DT0984481

16 HGT/HAUT 183 cm

15 SEX/SEXE

M

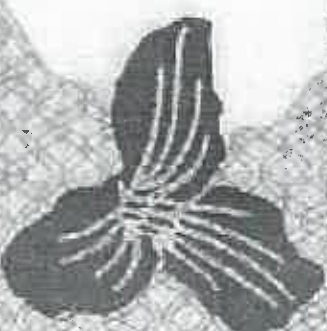
9 CLASS/
CATÉG

G

12 REST/
COND

X

A1017-00289-10503
1991/05/03



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

February 1st, 2016

Issam Al Khairy
212 Rue Corot
Verdun, QC
H3E 1C3

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 3503 - 4011 Brickstone Mews, Mississauga, Ontario, PSV – Tower One (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):	Issam Al Khairy
Principal Amount:	\$283,174.90
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	May 1 st , 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:	April 13 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 April 24th, 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



May 8, 2017

00254472

Abdimajid Abdisamed
3503-4011 Brickstone Mills
MISSISSAUGA, ON L5B 0J7

TO WHOM IT MAY CONCERN:

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

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Risk Address:	3503-4011 Brickstone Mills MISSISSAUGA, ON L5B 0J7
Insurance Company:	Aviva
Policy Number:	BINDERABDIAB3
Effective Date:	05/08/2017
Coverage:	
Personal Liability	\$ 1000000
Contents	\$ 35000

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Regards,

Danielle Antaya, CAIB, RIBO
Client Account Manager

BINDER072010

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PROPERTY: #3503-4011 Brickstone Mews

Thank-you.

West-100 Metro View Realty Ltd., Brokerage

1500414 06/10

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Scotiabank®

2251 ISLINGTON AVENUE N
TORONTO ON M9W 3W6

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

CANADIAN DOLLAR DRAFT

958506

DATE ²0¹7⁰5⁰8
Y Y Y Y M M D D

PAY TO ORDER OF WEST 100 METRO VIEW REALTY LTD BROKERAGE \$ 3,200.00

SUM OF EXACTLY 3,200 DOLLARS ***** 00/100 CANADIAN FUNDS

TO:
ANY BRANCH OF
THE BANK OF NOVA SCOTIA

AUTH NO. <u>A0253</u>	THE BANK OF NOVA SCOTIA
AUTH NO. <u>672</u>	AUTHORIZED OFFICER <u>[Signature]</u>

⑈958506⑈ ⑆385620002⑆ 00000⑈43 41582⑈