

# Worksheet

## Leasing

Suite: 2003 Tower: PSV2 Date: Mar. 28/17 Completed by: Silvi  
Ali Anabtawai

Please mark if completed:

- 
- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust
- ✓ ● 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: \$ 72,627.50.
- ✓ ● 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
- N/A ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

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## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **2003** Tower **TWO** Unit **3** Level **19** (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 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 30<sup>th</sup> day of March 2017.



Witness:



Purchaser: **ALI ANABTAWAI**

THE UNDERSIGNED hereby accepts this offer.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 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 20th day of March, 2017

**TENANT (Lessee)**, Theodore Murphy-Ewere  
(Full legal names of all Tenants)

**LANDLORD (Lessor)**, Ali Anabtawi  
(Full legal name of Landlord)

**ADDRESS OF LANDLORD** #510 Curran Pl. Unit 20-03 Mississauga Ontario L5B 0J8  
(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:  
#510 Curran Pl. Unit 20-03 Mississauga Ontario L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 12 Months commencing 1st April 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 checked="" type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Parking</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Internet/Telephone</u>	<input type="checkbox"/>	<input checked="" 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):

TM

INITIALS OF LANDLORD(S):

C. K.



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7. **PARKING:** .....

Parking Included

8. **ADDITIONAL TERMS:** .....

N/A

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 8:00 p.m. on the 22nd .....  
(Landlord/Tenant)

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.: 905 238-0020

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

Email Address: omar.s@rokslogistics.com Email Address: Tedewere@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.ltb.gov.on.ca](http://www.ltb.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):

TA

INITIALS OF LANDLORD(S):

CLC



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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)

(Seal)

(Seal)

(Seal)

DATE 20th March 2017

DATE

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)

(Seal)

(Seal)

DATE March 20, 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)

(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 ..... a.m./p.m. this ..... day of ....., 20.....

(Signature of Landlord or Tenant)

#### INFORMATION ON BROKERAGE(S)

Listing Brokerage CITYVIEW REALTY INC., BROKERAGE

Maher Dib And Moe Dib

(Salesperson / Broker Name)

Tel.No. (905) 363-1943

Co-op/Tenant Brokerage RIGHT AT HOME REALTY INC.

TEDDY EWERE

(Salesperson / Broker Name)

Tel.No. (905) 565-9200

#### 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 20, 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.

(Tenant)

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:

(Authorized to bind the Listing Brokerage)

(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),** Theodore Murphy-Ewere, and

**LANDLORD (Lessor),** Ali Anabtawi

for the lease of #510 Curran Pl. Unit 20-03 Mississauga Ontario L5B 0J8

dated the 20th day of March, 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

Upon acceptance, Tenant will submit the first and last month's rent by bank draft, certified cheque or money order, within One business day, to the listing Brokerage

This Offer to Lease is conditional upon the Landlord satisfying the Landlord concerning the personal and/or credit worthiness of the Tenant.

The Tenant voluntarily agrees to provide upon acceptance of the offer Ten (10) post-dated cheques payable to the LANDLORD for the balance of the lease. In the event of a late payment or NSF cheques, the Tenant shall be charged Thirty-Five Dollars (\$35.00) fee per occurrence. All replacement cheques to be certified.

The Tenants 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. Should the Tenant deny the Landlord reasonable viewing rights, damages could include a full month's rental loss, for which the Tenant shall be required to indemnify the Landlord.

The Landlord reserves the right to inspect the unit from time to time (Not more than once every two months, unless agreed otherwise with the tenant) to ensure it proper maintenance and care with 24 hours Notice to the Tenant.

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.

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

Tenants agrees to pay 100% cost of all utilities required on the premises during the term of the lease and any extension thereof, including but not limited to electricity, water, sewer and gas.

Tenant acknowledges they will be responsible for the replacement of small consumable items, e.g. light bulbs, furnace air filters, smoke detector batteries, etc.

The Tenant shall not assign or sublet this Agreement without the prior written consent of the Landlord. The Landlord shall not unreasonable withhold approval of an assignment or sublet.

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

INITIALS OF TENANT(S):

*TM*

INITIALS OF LANDLORD(S):

*CK*



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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),** Theodore Murphy-Ewere, and

**LANDLORD (Lessor),** Ali Anabtawi

for the lease of #510 Curran Pl. Unit 20-03 Mississauga Ontario L5B 0J8

dated the 20th day of March, 2017

Continue.....

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 Name.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: kitchen Appliances Fridge, Stove, B/I Dishwasher, Washer and Dryer. Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

Tenant agrees to give the Landlord, or their Agent, prompt notice of any damage or failure, to the property, fixtures or chattels. The Tenant shall be responsible for the repair or replacement cost when the damage or failure is due to the Tenant, or the Tenant's Guest, accident or willful neglect, including but not limited to broken glass, torn screens, damaged light fixtures, plugged toilets and plugged sinks.

In the event of any breakdown of the electrical, mechanical, heating or plumbing systems, the Landlord will not be liable or responsible for damages, personal discomfort or any illness arising therefrom, but the landlord will carryout all necessary repairs with reasonable diligence.

Tenant agrees that No pets will be allowed and that No smoking will be allowed in the premises.

The Tenant shall not cause or permit any noise or disturbance, or engage in any activity, which substantially interferes with the reasonable enjoyment or lawful rights of the Landlord or other tenants of the rental premises.

Tenant agrees to notify the Landlord of their lease-end intentions in writing, Sixty (60) days before the end of the lease. The tenant's options include: - Renew for one year - Renew on a month to month basis - Vacate at the end of the lease if the Landlord is not notified, the lease will automatically roll over onto month to month basis. Sixty (60) days notice will be required from this point forward.

CKP Tenant to obtain content Insurance.

Tenant will be responsible for the first 75' of all service calls,  
CKP Landlord will be responsible for the balance.

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

INITIALS OF TENANT(S):

TM

INITIALS OF LANDLORD(S):

CK PA



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3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.

**CO-OPERATING BROKERAGE- REPRESENTATION:**

- a) ☒ The Co-operating Brokerage represents the interests of the Buyer in this transaction.  
b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.  
c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

**CO-OPERATING BROKERAGE- COMMISSION:**

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property  
1/2 Month Rent + Hst  
[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)**

**RIGHT AT HOME REALTY INC.**

(Name of Co-operating/Buyer Brokerage)

480 EGLINTON AVE WEST #30 MISSISSAUGA

Tel.: (905) 565-9200 Fax: (905) 565-6677

(Authorized to bind the Co-operating/Buyer Brokerage) Date: 20th March 2017

**TELDY EWERE**

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

**WEST-100 METRO VIEW REALTY LTD.**

(Name of Listing Brokerage)

129 Fairview Road Mississauga

Tel.: (905) 238-8336 Fax:

(Authorized to bind the Listing Brokerage) Date: March 22, 2017

**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.

(Signature of Buyer)

Date:

(Signature of Seller)

Date:

(Signature of Buyer)

Date:

(Signature of Seller)

Date:



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# Confirmation of Co-operation and Representation

**BUYER:** Theodore Murphy-Ewere

**SELLER:** Ali Anabtawi

For the transaction on the property known as: #510 Curran Pl. Unit 20-03 Mississauga Ont. L5B 0J8

**DEFINITIONS AND INTERPRETATIONS:** For the purposes of this Confirmation of Co-operation and Representation:

"Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

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

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

## 1. LISTING BROKERAGE

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

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

## 2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

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

**BUYER,** Theodore Mungy-Kwong, and  
**SELLER,** Ali Arshadpour

for the property known as 510 Cummer Pl 2003, mss ont  
20th dated the 14th day of March, 2012.

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):

*TM*

INITIALS OF SELLER(S):

*CK*



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

# The Toronto-Dominion Bank

80817765

3037 CLAYHILL ROAD  
MISSISSAUGA, ON L5B 4L2

DATE

2017-03-22

YYMMDD

Transit-Serial No.

1878-80817765

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 PSV2-2003-AL, Arlabtaw

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

*Leasing fee*

Authorized Officer

Countersigned

Number

⑈80817765⑈ ⑆09612⑈004⑆

⑈3808⑈

*PSV2 2003 - Leasing fee*

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



Ontario

Driver's Licence  
Permis de conduire

ON  
CANADA



1,2 NAME/ NOM

MURPHY-EWERE,  
THEODORE

8 1107-3655 REDMOND RD  
MISSISSAUGA, ON, L5B 4A4

4d NUMBER/  
NUMERO

M9400 - 73809 - 20616

4a ISS/DEL

2014/07/14

4b EXP/EXP 2017/06/16

5 DD/RÉF

CZ0894831

16 HGT/HAUT 183 cm

15 SEX/SEXE

M

9 CLASS/  
CATÉG

G

12 REST/  
COND

•  
•  
•  
•

*[Signature]*

3 DOB/DDN 1992/06/16

PSV2 2003 First + Last Month's Rent

## **WEST-100 METRO VIEW REALTY**

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

### **DEPOSIT RECEIPT**

**DATE:** March 22, 2017

**RECEIVED FROM:** Teddy Ewere @ Right at Home Realty

**PAYMENT METHOD:** Draft

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

**PROPERTY:** 2003-510 Curran Place, Mississauga

**Thank-you.**

**West-100 Metro View Realty Ltd., Brokerage**



EGLINTON AND MAVIS  
MISSISSAUGA ON L5R 3V2

CANADIAN DOLLAR DRAFT

072611

DATE 2017 MAR 22

PAY TO ORDER OF METRO VIEW REALTY LTD. BROKERAGE

SUM OF EXACTLY 3,200 DOLLARS \$ 3,200.00

TO:  
ANY BRANCH OF  
THE BANK OF NOVA SCOTIA



⑈072611⑈ ⑈36562⑈002⑈ 00000⑈43 54742⑈



March 14, 2017

**PRIVATE AND CONFIDENTIAL**

To whom it may concern:

**Re: Theodore Murphy-Ewere**

This is to confirm that Theodore Murphy-Ewere has been a permanent, full-time employee of The Flight Shops Inc. (d.b.a. "Corporate Traveller") since December 19, 2016. Mr. Murphy-Ewere currently holds the position of Business Development Manager at our Oakville, ON location. His annual salary is \$40,000 plus commissions.

Please note that we do not give verbal employment confirmations. All enquiries must be submitted via company email address or fax on company letterhead along with the employee's authorization to release employment information.

Sincerely,

Julie Mayede,  
Payroll Manager



600 - 1133 Melville Street, Vancouver, BC, V6E 4E5  
200 - 1 Dundas Street West, Toronto, ON, M5G 1Z3  
Fax: (804) 648-8554 / Email: [pay.matters@flightcentre.ca](mailto:pay.matters@flightcentre.ca)

**The Flight Shops Inc.**  
600 - 1133 Melville Street  
Vancouver, British Columbia, V6E4E5

**Theodore Murphy-Ewere**  
21 Colonel Frank Ching Cres  
Brampton, Ontario, L6Y5W6

**PAY DATE:**

**Mar 15, 2017**

**NET PAY**

**\$**

**1,545.89**

**YEAR TO DATE**

**\$**

**6,879.21**

**Gross Earnings**

**\$**

**1,966.67**

**Deductions**

**\$**

**420.78**

Description	Current	YTD Rate	Current	YTD
	Hours/Units	Hours/Units	Earnings	Earnings
Retainer	81.67	433.35	1,566.67	5,333.35
Incentives			300.00	300.00
<b>Total</b>			<b>1,966.67</b>	<b>5,633.35</b>

Description	Current	YTD
Federal Tax	398.59	1,223.19
CPP	50.13	391.25
EI	32.96	140.74
<b>Total</b>	<b>420.78</b>	<b>1,754.14</b>

**Additional Statement Information**

Pay Period: Mar 1, 2017 to Mar 15, 2017

Period Number: 5

Payroll Number: 503757

Employee Number: 036306

Department:

Deposit: XXX-XXXX-XXXXXXX \$ 1,545.89

Seq. Number: 67020673

Additional Fed. Tax: \$ 0



## Equifax Credit Report and Score™ as of 03/11/2017

Name: Theodore Murphy ewers

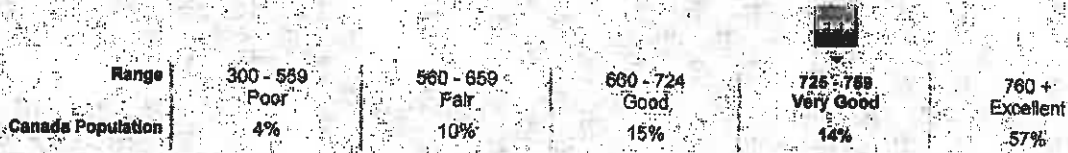
Confirmation Number: 3877964001

### Credit Score Summary

**748** | Very Good

#### Where You Stand

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 very good. Based on this score, you should be able to qualify for credit with competitive interest rates, and a wide variety of credit offers should be available to you.



### 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.

- Percentage trades opened within the last 2 years to total trades.
- Average number of months open for revolving trades.
- Percent of national credit cards trades opened within the last 2 years.

### Your Loan Risk Rating

**748** | Very Good

Your credit score of 748 is better than 38% of Canadian consumers.

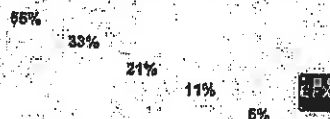
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

#### 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 low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for credit, this is what you might expect:

- You may be able to obtain higher than average credit limits on your credit card.
- Many lenders may offer you attractive interest rates and offers.
- You may qualify for some special incentives and rewards that aren't always offered to the general public.

#### 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.

Delinquency rate is defined as the percentage of borrowers who report 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

## CREDIT REPORT

### Personal Information

#### Personal Data

Name: THEODORE MURPHY EWERE  
SIN: 521XXX849  
Date of Birth: 1992-06-XX

#### Other Names:

Also Known as: THEODORE MURPHYEWERE  
XX

#### Current Address

Address: 3855 REDMOND RD UNIT 1107  
MISSISSAUGA, ON

Date Reported: 2015-09 2014-10 2011-02

#### Previous Address

Address: 21 COLONEL FRANK CHING  
CRES  
BRAMPTON, ON

Date Reported: 2015-09 2014-10 2011-02

#### Current Employment

Employer: 1800 GOT JUNK  
Occupation:

#### Previous Employment

Employer: NOT APPLICABLE  
Occupation:  
Employer: KIDSPORTS  
Occupation:

### Special Services

No Special Services Message

### Consumer Statement

No Consumer Statement on File

### Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

CDA STUDENT LOANS PR

Phone Number:	(888)815-4514	High Credit/Credit Limit:	\$4,211.00
Account Number:	XXX...385	Payment Amount:	\$50.00
Association to Account:	Individual	Balance:	\$3,418.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2012-01	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	62		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Student loan Monthly payments		

ROYAL BANK OF CANADA

Phone Number:	(800)769-2511	High Credit/Credit Limit:	\$13,603.00
Account Number:	XXX...001	Payment Amount:	\$117.00
Association to Account:	Individual	Balance:	\$6,144.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2015-07	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	20		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Bi-weekly payments		

SCOTIALINE

Phone Number:	(800)387-6508	High Credit/Credit Limit:	\$12,500.00
Account Number:	XXX...682	Payment Amount:	\$50.00
Association to Account:	Individual	Balance:	\$6,119.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2015-05	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	22		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Personal line of credit Monthly payments		

SCOTIABANK VISA

Phone Number:	(800)387-6556	High Credit/Credit Limit:	\$5,000.00
Account Number:	XXX...359	Payment Amount:	\$10.00
Association to Account:	Individual	Balance:	\$139.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2015-11	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	16		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

**MBNA**  
 Phone Number: (888)876-6262  
 Account Number: XXX-224  
 Association to Account: Individual  
 Type of Account: Revolving  
 Date Opened: 2015-12  
 Status: Paid as agreed and up to date  
 Months Reviewed: 14  
 Payment History: No payment 30 days late  
 No payment 60 days late  
 No payment 90 days late  
 Prior Paying History:  
 Comments: Monthly payments  
 Amount in h/c column is credit limit  
 High Credit/Credit Limit: \$9,000.00  
 Payment Amount: Not Available  
 Balance: \$0.00  
 Past Due: \$0.00  
 Date of Last Activity:  
 Date Reported: 2017-02

**SCOTIABANK VISA**  
 Phone Number: (800)387-6508  
 Account Number: XXX-804  
 Association to Account: Individual  
 Type of Account: Revolving  
 Date Opened: 2015-05  
 Status: Paid as agreed and up to date  
 Months Reviewed: 14  
 Payment History: No payment 30 days late  
 No payment 60 days late  
 No payment 90 days late  
 Prior Paying History:  
 Comments: Account Closed  
 Account paid  
 High Credit/Credit Limit: \$0.00  
 Payment Amount: Not Available  
 Balance: \$0.00  
 Past Due: \$0.00  
 Date of Last Activity: 2015-12  
 Date Reported: 2016-06

**SCOTIABANK VISA**  
 Phone Number: (800)387-6508  
 Account Number: XXX-212  
 Association to Account: Individual  
 Type of Account: Revolving  
 Date Opened: 2011-08  
 Status: Paid as agreed and up to date  
 Months Reviewed: 55  
 Payment History: No payment 30 days late  
 No payment 60 days late  
 No payment 90 days late  
 Prior Paying History:  
 Comments: Account Closed  
 Account paid  
 High Credit/Credit Limit: \$0.00  
 Payment Amount: Not Available  
 Balance: \$0.00  
 Past Due: \$0.00  
 Date of Last Activity: 2016-06  
 Date Reported: 2016-02

**CAPITAL ONE HBC**  
 Phone Number: (866)640-7858  
 Account Number: XXX-935  
 Association to Account: Individual  
 Type of Account: Revolving  
 Date Opened: 2012-06  
 Status: Paid as agreed and up to date  
 Months Reviewed: 32  
 Payment History: No payment 30 days late  
 No payment 60 days late  
 No payment 90 days late  
 High Credit/Credit Limit: \$2,500.00  
 Payment Amount: Not Available  
 Balance: \$0.00  
 Past Due: \$0.00  
 Date of Last Activity: 2012-06  
 Date Reported: 2018-02

**Prior Paying History:**

**Comments:** Closed at consumer request  
Account paid

**ROGERS COMMUNICATION**

Phone Number:	(877)784-3772	High Credit/Credit Limit:	
Account Number:	XXX...845	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2015-06	Date of Last Activity:	2015-09
Status:	Paid as agreed and up to date	Date Reported:	2015-09
Months Reviewed:	03		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		

**Prior Paying History:**

**Comments:** Closed at consumer request  
Account paid

## Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-885-3908

## Public Records and Other Information

**Bankruptcy**

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "Included in bankruptcy" and will purge six (6) years from the date of last activity.

**Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling**

When voluntary deposit - OPD - credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

**Registered Consumer Proposal**

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

**Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages**

The above will automatically purge from the system six (6) years from the date filed.

**Secured Loans**

A secured loan will automatically purge from the system six (6) years from the date filed.  
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record Information on file

## Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

## Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An inquiry made by a creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2017-02-27	SAPPHIRE MORTGAGE GR (416)271-4476
2016-08-03	FREEDOM MOBILE INC. (877)946-3184
2016-05-17	FREEDOM MOBILE INC. (877)946-3184
2015-05-22	SCOTIABANK (416)288-1460

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2017-03-11	AUTH ECONSUMER REQUE (Phone Number Not Available)
2016-06-17	FREEDOM MOBILE INC. (416)570-0108

## How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.  
Consumer Relations Department  
Box 180 Jean Talon Station  
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.

**Rental Application**  
**Residential**

I/We hereby make application to rent .....  
from the ..... day of ..... at a monthly rental of \$ .....

to become due and payable in advance on the ..... day of each and every month during my tenancy.

1. Name Theodore Murphy Evans Date of birth Jan 16/92 SIN No. (Optional) .....  
Drivers License No. M9400-73809-2016 Occupation Business Development Mgr

2. Name ~~.....~~ Date of birth ~~.....~~ SIN No. (Optional) ~~.....~~  
Drivers License No. ~~.....~~ Occupation ~~.....~~

3. Other Occupants Name N/A 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? Moving out of parent's home

**LAST TWO PLACES OF RESIDENCE**

Address 21 Colonel Frank Ching Cres  
Brampton, ON L6Y 5W6  
From present Apr 2014 to present  
Name of Landlord Rosa Rodriguez  
Telephone: 647-273-8557

Address 1107-3655 Redmond Rd  
Mississauga, ON  
From May 2010 to Apr 2014  
Name of Landlord Tony Raghawa  
Telephone: Unknown

**PRESENT EMPLOYMENT**

Employer Corporate Traveller  
Business address 315 North Service Rd E  
Business telephone 416-402-1714 Ste 102  
Position held Business Development Mgr  
Length of employment 3 months  
Name of supervisor Fawn-Nesbitt-Frei  
Current salary range: Monthly \$ 4000

**PRIOR EMPLOYMENT**

1. IHSA  
440-5110 Creeksbank Rd  
905-625-0100  
Small Business Outreach Associate  
6 months  
Ken Rayner

# SPOUSE'S PRESENT EMPLOYMENT

Employer: \_\_\_\_\_  
 Business address: \_\_\_\_\_  
 Business telephone: \_\_\_\_\_  
 Position held: \_\_\_\_\_  
 Length of employment: \_\_\_\_\_  
 Name of supervisor: \_\_\_\_\_

Current salary range: Monthly \$ \_\_\_\_\_

Name of Bank: Scotia Branch: Square 1

Checking Account #: 53199582389

# MAJOR EMPLOYMENT

Address: 619 Centre Dr Miss  
 Savings Account #: 619632042521

# FINANCIAL OBLIGATIONS

Payments to: RBC - car loan Amount: \$240/mo

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

# PERSONAL REFERENCES

Name: Georgina Murphy Address: 21 Colored Frank Charing Cross Brampton

Telephone: 647-209-2215 Length of Acquaintance: Life Occupation: Trng Mgr

Name: Luisa Fernanda Address: 29 North Ave Brampton

Telephone: 905-455-5064 Length of Acquaintance: Life Occupation: retired

# AUTOMOBILES

Make: Infiniti Model: G35 Year: 2011 Licence No: BXJR 994

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 concerning 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: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: (416) 716-3997 Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_

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CITYVIEW REALTY INC. BRAMPTON



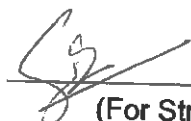
Dear Ali Anabtawi,

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 2003, Unit 3 Level 19, 510 Curran Place, Mississauga, Ontario  
Purchase Price: \$296,900.  
Down Payment: \$74,225  
Mortgage Amount: \$222,675.  
Capped Interest rate: 3.79%  
Term : 5 years  
Amortization: 30 years  
Total Payment : \$1052.56.

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No charge in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements

  
(For Street Capital)  
Sukhdeep Lamba

27/06/2016.  
(Date)