

Worksheet

Leasing

Suite: 3906 Tower: PSV Date: July 24 Completed by: _____

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 Aird and Berlis 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).
- ☒ Agreement must be in good standing. Funds in Trust: \$ _____
- ☐ 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:

The Toronto-Dominion Bank

6051 CREDITVIEW ROAD
MISSISSAUGA, ON L5V 2A8

Transit-Serial No.

DATE

1870-82005177

Pay to the
Order of
Amacon City Centre Seven New Development Partnership

ONE THOUSAND SIX HUNDRED NINETY FIVE**00/100

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

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

Authorized Officer
Countersigned

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

⑈ 8 2005 1 7 7 ⑈ ⑈ 096 1 2 004 ⑈ ⑈ 3808 ⑈

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
PHOEBE WASFY and SAMY WASFY (the "Purchaser")

Suite **3906** Tower **ONE** Unit **6** Level **38** (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 One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 24 day of July 2017.

Witness:

Spenovic

Purchaser: **SAMY WASFY**

WASFY

Witness:

Spenovic

Purchaser: **PHOEBE WASFY**

Phoebe

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

THIS DOCUMENT CONTAINS SECURITY FEATURES: MICRO-PRINTING AND SAFETY PAPER WITH MOBILE INVISIBLE FIBRES, A TRUE WATERMARK, TONER FUSE COATING AND CHEMICAL REACTANTS.



1235 North Service Rd. W. Suite 100
Oakville, Ontario L6M 2W2 • (905) 842-7000
VISIT US AT www.remaxaboutowne.com

TD CANADA TRUST
321 Iroquois Shore Road at Trafalgar Road
Oakville, Ontario L6H 1A3

CHEQUE NO. 018886

Deposited May 31, 2017

018886

DATE 05052017
M M D D Y Y Y Y

PAY One Thousand Five Hundred Sixty Six and 00/100 Dollars

\$

\$****1,566.00

TO THE
ORDER
OF

Samy Wasfy and Phoebe Wasfy
4011 Brickstone Mews #3906
Mississauga, Ontario

RE/MAX ABOUTOWNE REALTY CORP., BROKERAGE
REAL ESTATE TRUST ACCOUNT

PER

AUTHORIZED SIGNATURE

MP

⑈018886⑈ ⑆31382⑈004⑆ 0391⑈0785206⑈



REAL ESTATE TRUST ACCOUNT

CHEQUE

018886

Paid To: Samy Wasfy and Phoebe Wasfy
4011 Brickstone Mews #3906
Mississauga, Ontario

CHQ.#:018886

Date: May 05, 2017

Trade: 171056-A 4011 Brickstone Mews #3906

Notes: Refund of Balance of Deposit TR#171056

Amount: \$1,566.00

Seller: Samy Wasfy and Phoebe Wasfy

Buyer: Yusran Haji-Ali



1256 North Bayview Ave. #100
Toronto, ON M4M 1B7
Phone: (416) 442-7000
Fax: (416) 442-7000

Arlene L. Johnson, P. Eng.
Broker/Owner
Phone: (416) 442-7000
Fax: (416) 442-7000

1611 Lakeshore Blvd. E. Unit 100
Scarborough, ON M1V 4L9
Phone: (416) 442-7000
Fax: (416) 442-7000

37758

www.remaxaboutowne.com

05/10/2017

STATEMENT OF COMMISSION

To, Samy Wasfy and Phoebe Wasfy

RE: Agreement to Lease
Samy Wasfy and Phoebe Wasfy to Yusran Hajji-Ali

To our commission re: Lease of 4011 Brickstone Mews #3906
At a lease price of 1,800.00

Commission payable	1,800.00
HST tax-R121209944	234.00
Less deposit with agreement to lease	3,600.00

Balance due to Landlord	1,566.00
-------------------------	----------

Closing scheduled for 05/05/2017

Our reference number is 171056

E. & O.E.

Sales Representatives and Brokers are not authorized to alter this invoice.

This Agreement to Lease dated this 2

day of May

2017

TENANT (Lessee), Yusran Haji-Ali

(Full legal names of all Tenants)

LANDLORD (Lessor), Samy Wasfy And Phoebe Wasfy

(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:
#3906 -4011 BRICKSTONE MEWS Mississauga L5B 0G3

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing May 5, 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 Eight Hundred
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. Canadian Dollars (CDN\$ 1,800.00).

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers UPON ACCEPTANCE
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to RE/MAX ABOUTOWNE REALTY CORP., BROKERAGE
in the amount of Three Thousand Six Hundred "Deposit Holder"
Canadian Dollars (CDN\$ 3,600.00) 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: Residential

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

	LANDLORD	TENANT	LANDLORD	TENANT
Gas	☒	☐	☐	☒
Oil	☐	☐	☐	☐
Electricity	☐	☒	☐	☒
Hot water heater rental	☒	☐	☐	☒
Water and Sewerage Charges	☒	☐	☐	☐
Cable TV	☐	☐	☐	☐
Condominium/Cooperative fees	☐	☐	☐	☐
Garbage Removal	☐	☐	☐	☐
Other: <u>Tenant Insurance</u>	☐	☐	☐	☐
Other:	☐	☐	☐	☐

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):

YHA

INITIALS OF LANDLORD(S):

SW

7. **PARKING:** 1 Parking.

8. **ADDITIONAL TERMS:** 1 Locker Unit.

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 p.m. on the 3 day of May.

void and all monies paid thereon shall be returned to the Tenant without interest or deduction. 20.17 after which time if not accepted, this Agreement shall be null and

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.: 905-842-7010 (For delivery of Documents to Landlord) FAX No.: 416-221-6464 (For delivery of Documents to Tenant)

Email Address: sidrak@mc.com (For delivery of Documents to Landlord) Email Address: teamrealstate247@gmail.com (For delivery of Documents to Tenant)

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

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):

YHA

INITIALS OF LANDLORD(S):

SW. RW.



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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) [Signature] DATE 2017-05-02
(Tenant or Authorized Representative) (Seal)
(Witness) [Signature] DATE 2017-05-02
(Tenant or Authorized Representative) (Seal)
(Witness) [Signature] DATE 2017-05-02
(Guarantor) (Seal)

We/1 the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness) [Signature] DATE 2017-05-03
(Landlord or Authorized Representative) (Seal)
(Witness) [Signature] DATE 2017-05-03
(Landlord or Authorized Representative) (Seal)

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) [Signature] DATE 2017-05-03
(Spouse) (Seal)

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 9 a.m. this 03 day of May, 2017.
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listings Brokerage **RE/MAX ABOUTOWNE REALTY CORP** Tel.No. **(905) 842-7000**
TONY SIDRAK

Co-op/Tenant Brokerage **RE/MAX RIGHT CHOICE INC** Tel.No. **(416) 250-6464**
VERONICA MERCEDES ARTEAGA

(Salesperson / Broker Name)

(Salesperson / Broker Name)

(Salesperson / Broker Name)

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.

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) [Signature] DATE 2017-05-03
(Landlord) [Signature] DATE 2017-05-03
Address for Service [Signature]

(Tenant) [Signature] DATE 2017-05-03
(Tenant) [Signature] DATE 2017-05-03
Address for Service [Signature]

Landlord's Lawyer [Signature] Tel.No. [Signature]
Address [Signature]
Email [Signature]

Tenant's Lawyer [Signature] Tel.No. [Signature]
Address [Signature]
Email [Signature]

Tel.No. [Signature] FAX No. [Signature]

Tel.No. [Signature] FAX No. [Signature]

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), Yusran Haji-Ali

, and

LANDLORD (Lessor), Samy Wasfy And Phoebe Wasfy

for the lease of #3906 -4011 BRICKSTONE MEWS

Mississauga

L5B 0G3

dated the 2 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.

Tenant agrees to provide TEN (10) post-dated cheques to the Landlord on or before the 30th day of May, 2017 due to the ordering of cheques.

Tenant agrees to pay a maximum \$35.00 service charge as per the Residential Tenancy Act, to the Landlord for each returned cheque within 5 days of said returned cheque in addition to the rental amount.

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

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use:
Stainless Steel Kitchen Appliances, Stacked Washer/Dryer, One Parking & One Locker.

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, if not in default hereunder, shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew the lease for a further year term on the same terms and conditions as said lease agreement.

Tenant agrees to transfer the HYDRO account in their name and provide proof to the Landlord of such on or before the lease commencement date.

Tenant agrees to allow the Landlords access to the unit with 24 hours notice, for any maintenance reasons.

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 notice of such showing.

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 purchase and maintain Tenant Content and Liability Insurance for the said premises during the

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

INITIALS OF TENANT(S):

YHA

INITIALS OF LANDLORD(S):

S.W.

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

TENANT (Lessee), Yusran Haji-Ali

....., and

LANDLORD (Lessor), Samy Wasfy And Phoebe Wasfy

for the lease of #3906 -4011 BRICKSTONE MEWS

Mississauga

LSB 00G3

dated the 2 day of May, 2017

lease term and any extension thereof, furthermore agrees to provide proof of said Tenant Insurance Coverage before the lease commencement date. Tenant agrees to pay the first \$50.00 per cost of repairs/replacement needed to any of the appliances in the said premises and the Landlord agrees to pay the remaining balance if any on such repairs/replacement.

Tenant agrees to provide a refundable key deposit of \$200.00 for of keys/fobs to the Landlord on or before the lease commencement date and shall be returned at the end of the said lease providing all keys/fobs are in good order.

Tenant agrees NO pets and NO smoking inside the said unit at any time during the said lease term.

Landlord agrees to leave the premises in a clean, debris-free condition upon lease commencement date at his sole cost.

Tenant agrees to leave the premises in a clean, debris-free condition upon lease termination date at his sole cost.

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

INITIALS OF TENANT(S):

YHA

INITIALS OF LANDLORD(S):

SW. PW.



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

BUYER, Yusran Haji-Ali

SELLER, Samy Wasfy And Phoebe Wasfy

for the property known as #3906 -4011 BRICKSTONE MEWS

dated the 2 day of MAY, 2017

The parties to this agreement acknowledge that the deposit holder, RE/MAX Aboutowne Realty Corp., Brokerage, shall place the deposit into an interest bearing Real Estate Trust Account, as specified by the Real Estate & Business Brokers Act, 2002 - Section 27. The said Trust Account earns a variable rate of interest of Prime minus 2.50% per annum. Upon successful completion of this transaction the Deposit Holder shall pay any interest earned on the deposit to the beneficial owner, provided the amount of interest earned is equal to or greater than \$100.00 and that the beneficial owner provides the Deposit Holder with a Social Insurance Number within 30 days following completion of this transaction. Interest funds are substantially diminished by associated bank service charges and handling costs, therefore the parties to this Agreement hereby acknowledge and agree that the Deposit Holder shall be entitled to retain any interest earned on the deposit which do not meet the said requirements. Any interest cheques issued by the Deposit Holder and not negotiated within six (6) months following completion of the herein transaction shall be forfeited to the Deposit Holder.

The parties to this agreement acknowledge that the deposit holder, RE/MAX Aboutowne Realty Corp., Brokerage, requires all deposits to be provided to them in the form of Certified Funds.

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

INITIALS OF BUYER(S): Y.H.A

INITIALS OF SELLER(S): S.W.



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WEBForms® Dec/2016

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 PLUS HST
(Commission As Indicated In MLS® Information)
b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

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

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

RE/MAX RIGHT CHOICE INC.

(Name of Co-operating/Buyer Brokerage)

250-6464 YONGE TORONTO

Tel.: (416) 250-6464 Fax: (416) 221-6464

Veronica Date: May 2, 2017
(Authorized to bind the Co-operating/Buyer Brokerage)

VERONICA MERCEDES ARTEAGA

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

RE/MAX ABOUTTOWNE REALTY CORP.

(Name of Listing Brokerage)

1235 NORTH SERVICE RD W # OAKVILLE

Tel.: (905) 842-7000 Fax: (905) 842-7010

Tony Sidrak Date: _____
(Authorized to bind the Listing Brokerage)

TONY SIDRAK

(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.

Y. Arteaga Date: 2017-05-03
(Signature of Buyer)

Veronica
(Signature of Seller)

Date: 2017-05-03

Date: _____
(Signature of Buyer)

Veronica
(Signature of Seller)

Date: 2017-05-03

YY MM dd

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April 28, 2017

CONFIRMATION OF EMPLOYMENT

To whom this may concern;

This letter is to confirm that Ms. Yusran Haji-Ali has been employed with Cleaning Solutions since March 2014. Her current title is Project Coordinator with a guaranteed annual salary of \$51,000.00 plus occasional overtime and bonus'.

Please note payroll is paid out **bi-weekly**.

Ms. Haji-Ali is a great asset to our company and we hope she will continue to be part of our team long term!

Should you have any questions, please feel free to contact our office during regular business hours.

Respectfully yours,

A handwritten signature in blue ink, appearing to read 'AD'.

Alex Doradea

Administration/HR/Payroll

Serving all GTA*

T: 416-783-3126

E: info@jmacleaningsolutions.com

W: www.jmacleaningsolutions.com

27 Roytec Rd Unit B

Woodbridge, On, L4L 8E3

" ...CLEANING it BE\$T for LE\$! "



Equifax Credit Report and Score [™] as of 04/18/2017

Name: Yusran Hajj-Ali
Confirmation Number: 4132605670

Credit Score Summary

Where You Stand

776

Excellent

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 available and a wide variety of competitive credit offers should be available to you.

Range	300 - 559 Poor	560 - 659 Fair	660 - 724 Good	725 - 759 Very Good	760 + 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.

- Age of newest national credit cards trade.
- Number of finance inquiries in last 24 months.
- Number of department store trades with high utilization.

Your Loan Risk Rating

776

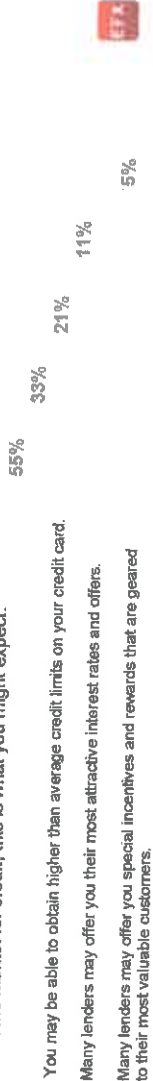
Excellent

Your credit score of 776 is better than 42% 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 very low risk. You may qualify for a variety of loan and credit and offers at some of the lowest interest rates available. If you're in the market for credit, this is what you might expect:

Delinquency Rates*



Phone Number: [\(866\)246-7262](#)
Account Number: XXX...254
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2015-11
Status: Paid as agreed and up to date
Months Reviewed: 18
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments

High Credit/Credit Limit:
Payment Amount: \$5,550.00
Balance: \$39.00
Past Due: \$941.00
Date of Last Activity: Not Available
Date Reported: 2017-02
2017-03

TELUS MOBILITY
Phone Number: [\(800\)700-1888](#)
Account Number: XXX...826
Association to Account: Individual
Type of Account: Open
Date Opened: 2015-11
Status: Paid as agreed and up to date
Months Reviewed: 18
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments

High Credit/Credit Limit:
Payment Amount: \$350.00
Balance: \$60.00
Past Due: \$0.00
Date of Last Activity: \$0.00
Date Reported: 2017-02
2017-03

PC FINANCIAL
Phone Number: [\(800\)361-2613](#)
Account Number: XXX...994
Association to Account: Individual
Type of Account: Installment
Date Opened: 2015-12
Status: Paid as agreed and up to date
Months Reviewed: 26
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments

High Credit/Credit Limit:
Payment Amount: \$9,000.00
Balance: \$35.00
Past Due: \$969.00
Date of Last Activity: Not Available
Date Reported: 2017-01
2017-02

BELL MOBILITY
Phone Number: [\(800\)361-2613](#)
Account Number: XXX...476
Association to Account: Joint
Type of Account: Open
Date Opened: 2011-10
Status: Paid as agreed and up to date
Months Reviewed: 63
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:

High Credit/Credit Limit:
Payment Amount: \$350.00
Balance: Not Available
Past Due: \$102.67
Date of Last Activity: Not Available
Date Reported: 2016-12
2017-01

Comments:	Monthly payments
SCOTIA BANK	
Phone Number:	(866)649-7858
Account Number:	XXX...139
Association to Account:	Individual
Type of Account:	Revolving
Date Opened:	2014-01
Status:	Paid as agreed and up to date
Months Reviewed:	37
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

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 1-800-865-3908

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.

2014-12-31	HONDA CANADA FINANCE (416)256-4434
2015-08-22	TDFS (866)246-7262

2013-07-26

BMO 2203 [\(800\)548-2610](#)

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.

2016-05-18

ROGERS COMMUNICATIO [\(800\)548-2610](#)

2016-05-08

PRESIDENTS CHOICE MC [\(866\)246-7262](#)

2016-03-12

EQUIFAX PERSONAL SOL [\(800\)871-3250](#)

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 190 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.

JMA Cleaning Solutions
27 Royce Rd Unit B
Woodbridge, ON L4L 8E3

Pay Group: HSC-HSC Pay Begin Date: 2017-04-03 Pay End Date: 2017-04-16		Business Unit: HSC01 Advice #: 000000000000135 Advice Date: 2017-04-21	
Yusran Haji-Ali	Employee ID: 36657 Department: GTA Location: Proj Coord Job Title: Proj Coord Pay Rate: \$24.15 Hourly	TAX DATA: Net Claim Amount: 15,434.00 Special Letters: Addl. Percent: Addl. Amount:	

HOURS AND EARNINGS				TAXES			
Description	Current			Description	Current		
	Rate	Hours	Earnings		Federal	YTD	ON
Regular Hours	24.150000	88.00	2,125.20	Federal Tax	15,434.00	1,131.97	1,667.00
Overtime @ 1.5				Provincial Tax		161.71	736.61
Vacation Premium 4%			85.01	CPP		105.23	608.72
				EI		86.96	306.46
TOTAL:		88.00	2,210.21	TOTAL:	397.68	2,783.76	

BEFORE-TAX DEDUCTIONS		AFTER-TAX DEDUCTIONS		BANKED HOURS - BALANCES	
Description	YTD	Description	YTD	Description	
		Emergency Social Fund	32.50		
TOTAL:	0.00	TOTAL:	32.50		
TOTAL GROSS	2,210.21	TOTAL TAXES	397.68	TOTAL DEDUCTIONS	NET PAY
Current:	15,471.47		2,783.76	2.50	1,810.03
YTD:				32.50	12,655.21

NET PAY DISTRIBUTION	
Advice #00000000000000135	Amount
	1,810.03
TOTAL:	1,810.03

MESSAGE:

THIS IS NOT A CHEQUE
CECI N'EST PAS UN CHEQUE



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

April 07, 2017

SAMY N WASFY
PHOEBE WASFY
3559 STEEPLE CHASE CRES
MISSISSAUGA, ON L5M 0J9

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 4011 BRICKSTONE MEWS, UNIT 3906, MISSISSAUGA, ON L5B4B8 (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):

SAMY N WASFY
PHOEBE WASFY

Principal Amount:

\$232,425.00

Fixed Annual Interest Rate:

2.49% per annum, calculated semi-annually not in advance

Interest Rate Expiry Date:

April 13, 2017

Prepayment Option:
This means the Interest Rate for the Term selected will expire on this date.

Closed to prepayment privileges, subject to terms of mortgage

Term:

5 years

Amortization:

25 years

Anticipated Closing Date:

April 13, 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 13, 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;
- Valid First Mortgage Security to be provided on the Property.