

# Worksheet

## Leasing

Suite: 609 Tower: PSV Date: \_\_\_\_\_ 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 **\$ 32,380 Top-up Required**
- ✓ ● 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). **\$0.00 Leasing**
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 34.018
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- ✓ ● Copy of Tenant's employment letter or paystub
- ✓ ● Copy of Credit Check
- ✓ ● Copy of the Purchasers Mortgage approval
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

---

---

---

---

---

---

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

**MOHAMAD RAMZI KAISS** (the "Purchaser")

Suite **609** Tower **ONE** Unit **9** Level **6** (the "Unit")

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

Insert:

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

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of Zero Dollars (\$0.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 22 day of March 2015.

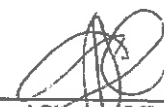
  
Witness:

  
Purchaser: **MOHAMAD RAMZI KAISS**

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 31 day of MARCH 2015.

**AMACON DEVELOPMENT (CITY CENTRE) CORP.**

PER:   
Authorized Signing Officer  
I have the authority to bind the Corporation

This Agreement to Lease dated this 18 day of April 2017

**TENANT (Lessee),** Bilal Qureshi Rehmani and Tahseen Bilal  
(Full legal names of all Tenants)

**LANDLORD (Lessor),** Mohamad Ramzi Kaiss  
(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:  
#609-4011 Brickstone Mews Mississauga

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing May 1, 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 Fifty Canadian Dollars (CDN\$ 1,650.00),  
payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance  
(Herewith/Upon acceptance/as otherwise described in this Agreement)  
by negotiable cheque payable to WEST-100 METRO VIEW REALTY "Deposit Holder"  
in the amount of Three Thousand Three Hundred  
Canadian Dollars (CDN\$ 3,300.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

Premises to be used only for:

Single family residential

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Tenant Insurance</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S):

[Signature]

INITIALS OF LANDLORD(S):

[Signature]



The trademarks REALTOR®, REALTOR® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2015 Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use is prohibited.

7. **PARKING:**

One w/g included

8. **ADDITIONAL TERMS:**

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 (Landlord/Tenant) until 11:59 p.m. on the 19 day of April, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

(For delivery of Documents to Landlord)

FAX No.: .....

(For delivery of Documents to Tenant)

Email Address: omar.s@rokslogistics.com

(For delivery of Documents to Landlord)

Email Address: .....

(For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at [www.tlb.gov.on.ca](http://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. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):





The trademarks REALTOR®, REALTOR® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2015 Canadian Real Estate Association (CREA). All rights reserved. This form was developed by CREA for the use and reproduction of its members and licensees only. Any other use is prohibited.

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

18 APR, 17

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Guarantor)

(Seal)

DATE

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE

April 18, 2017

(Witness)

(Landlord or Authorized Representative)

(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

6 a.m./p.m. this 18 day of April, 2017

(Signature of Landlord or Tenant)

#### INFORMATION ON BROKERAGE(S)

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

Tel.No. 905-238-8336

129 FAIRVIEW RD.

MISSISSAUGA

OMAR SHAATH

(Salesperson / Broker Name)

Co-op/Buyer Brokerage

Tel.No.

(Salesperson / Broker Name)

#### ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord)

DATE

April 18, 17

(Landlord)

DATE

Address for Service

Tel.No.

Landlord's Lawyer

Address

Email

Tel.No.

FAX No.

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Tenant)

DATE

18 APR, 17

(Tenant)

DATE

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

#### COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

(Authorized to bind the Listing Brokerage)

Acknowledged by

(Authorized to bind the Co-operating Brokerage)



The trademarks REALTOR®, REALTOR® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2015 Canadian Real Estate Association (CREA) All rights reserved. This form was developed by CREA for the use and reproduction of its members and licensees only. Any other use is prohibited.

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

**TENANT (Lessee),** Bilal Qureshi Rehmani and Tahseen Bilal....., and

**LANDLORD (Lessor),** Mohamad Ramzi Kaiss.....

for the lease of #609-4011 Brickstone Mews..... Mississauga.....

..... dated the 18..... day of April....., 2017.....

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

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

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

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

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

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

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

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

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

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

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):





The trademarks REALTOR®, REALTOR® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.  
© 2015 Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and maintenance of its members and licensees who are authorized to use it.

# Confirmation of Co-operation and Representation

**BUYER:** Bilal Qureshi Rehmani and Tahseen Bilal

**SELLER:** Mohamad Ramzi Kaiss

For the transaction on the property known as: #609-4011 Brickstone Mews Mississauga

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.

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 (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
- ☐ by the Buyer directly

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

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

[Signature]  
BUYER

SM  
CO-OPERATING/BUYER BROKERAGE

OS  
SELLER

US  
LISTING BROKERAGE



The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2016, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

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  
..... to be paid from the amount paid by the Seller to the Listing Brokerage.  
(Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

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

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

(Name of Co-operating/Buyer Brokerage) .....	<b>WEST-100 METRO VIEW REALTY LTD.</b> (Name of Listing Brokerage) .....
.....	<b>129 FAIRVIEW RD. MISSISSAUGA</b>
Tel: ..... Fax: .....	Tel: <b>905-238-8336</b> Fax: <b>905-238-0020</b>
..... Date: .....	..... Date: <b>April 18, 2017</b>
(Authorized to bind the Co-operating/Buyer Brokerage)	(Authorized to bind the Listing Brokerage)
.....	<b>OMAR SHAATH</b>
(Print Name of Broker/Salesperson Representative of the Brokerage)	(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]** Date: **18 APR, 17**  
(Signature of Buyer)

**[Signature]** Date: **April 18, 2017**  
(Signature of Seller)

(Signature of Buyer) Date: .....

(Signature of Seller) Date: .....



The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2016, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.



**Form 410** for use in the Province of Ontario

I/We hereby make application to rent #609-4011 Brickstone Mews Mississauga  
from the 30 day of April 20 17 at a monthly rental of \$ 1,650.00  
to become due and payable in advance on the first day of each and every month during my tenancy.

1. **Name.** Bilal Qureshi Muhammad Rehmani Date of birth April-12-1977 SIN No. (Optional)  
Drivers License No. R2241-56817-70412 Occupation

2. **Name.** Tahseen Bilal Date of birth Sept-27-1983 SIN No. (Optional)  
Drivers License No. Occupation

3. **Other Occupants:** Name Eshal Bilal Relationship child Age 4  
Name Relationship Age  
Name Relationship Age

Do you have any pets? NO If so, describe  
Why are you vacating your present place of residence?

**LAST TWO PLACES OF RESIDENCE**

Address Address

From To From To

Name of Landlord Name of Landlord

Telephone Telephone

**PRESENT EMPLOYMENT**

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

**SPOUSE'S PRESENT EMPLOYMENT**

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

**Name of Bank** Branch Address

Chequing Account # Savings Account #

**FINANCIAL OBLIGATIONS**

Payments to

Payments to Amount: \$

Amount: \$

**PERSONAL REFERENCES**

Name Address

Telephone Length of Acquaintance Occupation

Name Address Occupation

Telephone Length of Acquaintance Occupation

**AUTOMOBILE(S)**

Make Model Year Licence No

Make Model Year Licence No

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

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

Signature of Applicant Date Signature of Applicant Date

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

Telephone Telephone

**BMO** Bank of Montreal • Banque de Montréal

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

100 CITY CENTRE DRIVE  
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

749016

DATE 20170819  
Y/A M/M D/J

CTI

Pay to the order of / Payez à l'ordre de Aird & Berlis LLP, In Trust | \$ 32,380.00

BANK OF CANADA 32380000 /100 Canadian Dollars Canadiens

MOHAMAD RAMZI KATIS

Name of remitter / Nom de l'expéditeur

PSU1, 609-top up to 20% for Leasing

Address of remitter / Adresse de l'expéditeur

Signing Officer / Signataire

Signing Officer / Signataire

⑈06952⑈00⑈⑈ 0494027490162⑈ 90

Aug 19/17

*Shane*



Ontario

Driver's Licence  
Permis de conduire

ON  
CANADA



1,2 NAME / NOM

REHMANI,  
MUHAMMAD, BILAL QURESHI  
609-4011 BRICKSTONE MEWS  
MISSISSAUGA, ON, L5B 0J7

40 NUMBER /  
NUMERO

R2241 - 56817 - 70412

48 ISS/DEL

2017/07/19

49 EXP/EXP 2021/05/25

6 DO/REF

DV8031387

18 HGT/HAUT 170 cm

15 SEX/SEXE

M

9 CLASS/  
CATEG

G

12 REST/  
COND

*[Signature]*

3 DOB/DM 1977/04/12



# **WEST-100 METRO VIEW REALTY**

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

## **DEPOSIT RECEIPT**

**DATE:** April 20, 2017

**RECEIVED FROM:** Bilal Qureshi Rehmani (tenant)

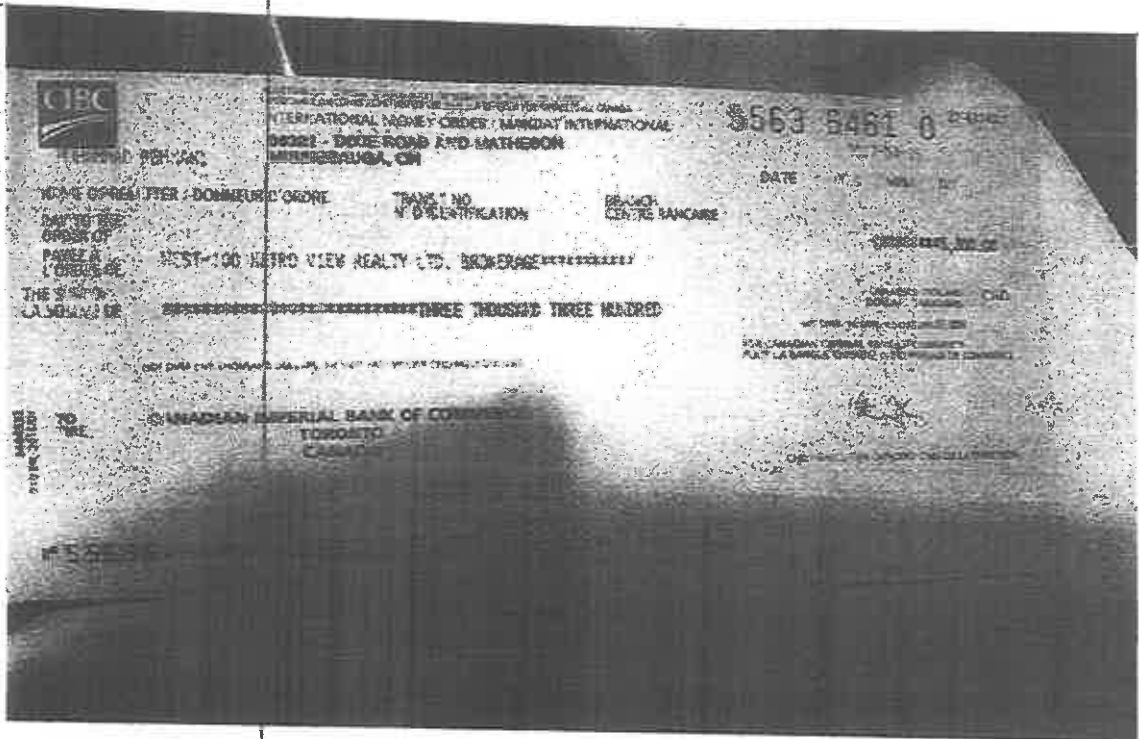
**PAYMENT METHOD:** CIBC Draft

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

**PROPERTY:** #609-4011 Brickstone Mews

**Thank-you,**

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



# MODERNIZED AUTO & TRUCK EMISSION

3900 Denison Ave. Unit B-12  
Mississauga, ON L4W 1G3  
Tel: (905) 817-0335  
Fax: (905) 817-0335  
www.modernizedauto.com

Light & Heavy Duty Emission Centre

April 20, 2017

To whom it may concern

This is to confirm that Mr. Muhammad Bilal Qureshi Rehmani is employed fulltime with Modernized Auto & Truck Emission from November 1, 2016 and working presently as a Drive Clean Emission Inspector. He is working 44 hours a week. His salary is \$45,320 per annum .

Mr. Rehmani is responsible for providing Emission Test Service to customers, those require emission test on their Light & heavy duty vehicle.

He is highly competent and hardworking. Please do not hesitate to contact me, if you have any questions regarding this letter.

Sincerely,

Modernized Auto & Truck Emission



Siraj Ghani

416-317-0335

*We Specialized in Car, Pick-up, Cube Van  
School Bus, Gas & Diesel Truck*



[Print This Page](#)

[Close Window](#)

Equifax Credit Report and Score™ as of 04/19/2017

Name: Muhammadbi Qureshi Rehmanl

Confirmation Number: 4096947769

Credit Score Summary

769 | Excellent

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 excellent. Based on this score, you should be able to qualify for some of the lowest interest rates available and a wide variety of competitive credit offers should be available to you.



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

What's Impacting Your Score

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

- Number of inquiries in previous 12 months.
- Total number of other inquiries.
- Number of trades opened in last 12 months.

Your Loan Risk Rating

769 | Excellent

Your credit score of 769 is better than 49% of Canadian consumers.

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

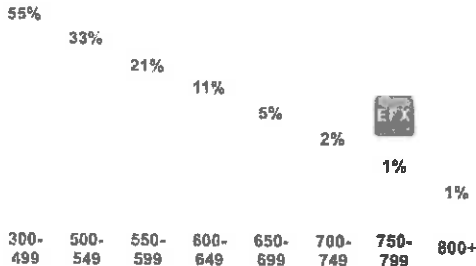
The Bottom Line :

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 offers at some of the lowest interest rates available. If you're in the market for credit, this is what you might expect:

- You may be able to obtain high credit limits on your credit card.
- Many lenders may offer you their most attractive interest rates and offers.
- Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

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 Rates\*



\* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as

CREDIT REPORT

Personal Information

Personal Data		Other Names:	
Name:	MUHAMMADBI QURESHI REHMANI	Also Known as:	MUHAMMAD BILAL REHMANI XX
SIN:	583XXX000		
Date of Birth:	1977-04-XX		
Current Address		Previous Address	
Address:	623 HUNTINGTON RIDGE DR MISSISSAUGA, ON	Address:	281 BLUE GRASS BLVD RICHMOND HILL, ON
Date Reported:	2017-03 2016-05	Date Reported:	2017-03 2016-05
Current Employment			
Employer:	MODERNIZE AUTO AND TRUCK EMISS		
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.

CAPITAL ONE COSTCO

Phone Number:	(800)728-3277	High Credit/Credit Limit:	\$1,500.00
Account Number:	XXX...722	Payment Amount:	\$10.00
Association to Account:	Individual	Balance:	\$374.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2016-11	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	05		
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		

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	\$3,500.00
Account Number:	XXX...746	Payment Amount:	\$10.00
Association to Account:	Individual	Balance:	\$287.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2016-05	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03

No payment 90 days late

Prior Paying History:

Comments:Monthly payments  
Amount in h/c column is credit limit

ROGERS COMMUNICATION

Phone Number:(877)764-3772

Account Number:XXX...104

Association to Account:Individual

Type of Account:Open

Date Opened:2016-05

Status:Too new to rate or opened but not used

Months Reviewed:01

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:Not Available

Balance:\$0.00

Past Due:\$0.00

Date of Last Activity:2016-06

Date Reported:2016-06

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.

2017-02-04401 DIXIE HYUNDAI (905)238-8080

2016-10-20CANADIAN TIRE BANK (800)461-2800

2016-05-25ROGERS WIRELESS INC (800)267-2070

2016-05-24CIBC CLIENT ASSESSME (800)465-2422

Soft Inquiries do not appear when lenders look at your file; they are only



2017-04-19	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-04-19	EQUIFAX PERSONAL SOL (800)871-3250
2017-02-28	CIBC ACCOUNT UPDATE (800)465-2255

## 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.

**TD Canada Trust**  
PERSONAL CR - MMS/BROKER  
3500 STEELES AVE E 4TH FLR TWR 3  
MARKHAM, ON L3R0X1  
[www.tdcanadatrust.com](http://www.tdcanadatrust.com)

November 04<sup>th</sup>, 2016

Mohamad Ramzi Kaiss  
6-38 Fairview Rd West  
Mississauga, Ont  
L5B 4J8

Dear Valued Customer:

**Re: Mortgage Approval Confirmation**

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 609, 4011 Brickstone Mews in Mississauga, Ontario (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Mohamad Ramzi Kaiss
Principal Amount:	\$311,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	January 25 <sup>th</sup> 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option: Closed to prepayment privileges, subject to terms of mortgage	
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	Jan 25th, 2017

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

**This Approval Confirmation is valid until July 25th, 2017.**

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

**Standard Conditions**

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;
- Valid First Mortgage Security to be provided on the Property.

528322 (0212)

528322