

Worksheet Leasing

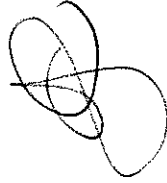
Suite: 2302 Tower: PSV Date: _____ Completed by: _____

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 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). \$565 draft NO. 81851108
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 53,184
- ✓ ☒ 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:

May 10/2017 ✓
20% ✓



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 **2302** Tower **ONE** Unit **2** Level **22** (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 14th day of June 2017.

Witness: 

Purchaser: **MOHAMAD RAMZI KAISS**



THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 27 day of June 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

This Agreement to Lease dated this 8 day of June, 2017

TENANT (leasee), Carissa Didier & Melanie Moore

(full legal names of all tenants)

LANDLORD (lessor), Ramzi Mohamad 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:
4011 Brickstone Mews, #2302

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing _____

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of
Two Thousand One Hundred
payable in advance on the first day of each and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion or date of occupancy, whichever comes first. Canadian Dollars (CDN\$ 2,100.00).

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance
_____ Hereby/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 Four Thousand Two Hundred

Canadian Dollars (CDN\$ 4,200.00) 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 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	☐	☐	Cable TV	☒
Oil	☐	☐	Condominium/Cooperative fees	☒
Electricity	☐	☒	Garbage Removal	☒
Hot water heater rental	☒	☐	Other	☐
Water and Sewerage Charges	☒	☐		

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):

Carla

INITIALS OF LANDLORD(S):

OK PPA

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7. **PARKING:** One underground parking space # _____

8. **ADDITIONAL TERMS:** See attached Schedule "A"

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 9:00 p.m. on the 9 day of June, 2017

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

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), this 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, if it is after, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: _____

(for delivery of Documents to Landlord)

FAX No.: _____

(for delivery of Documents to Tenant)

Email Address: _____

(for delivery of Documents to Landlord)

Email Address: beidi@west100.ca

(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.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):



INITIALS OF LANDLORD(S):



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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) Shuangston IN WITNESS whereof I have hereunto set my hand and seal: DATE June 8/17
(Witness) Shelane (Seal)
(Witness) _____ (Tenant or Authorized Representative)
(Witness) _____ (Tenant or Authorized Representative)
(Witness) _____ (Guarantor)
(Witness) _____ (Guarantor)

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:

(Witness) OMAR SHAATH IN WITNESS whereof I have hereunto set my hand and seal: DATE June 08, 2017
(Witness) HEIDI D. LIVINGSTON (Seal)
(Witness) _____ (Landlord or Authorized Representative)
(Witness) _____ (Landlord or Authorized Representative)

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)
CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at _____ a.m./p.m. this _____ day of _____, 20____. DATE June 08, 2017
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)	
Using Brokerage: <u>West-100 Metro View Realty Ltd., Brokerage</u>	Tel. No. <u>(905) 238-8336</u>
<u>OMAR SHAATH</u>	
Co-op/Tenant Brokerage: <u>West-100 Metro View Realty Ltd., Brokerage</u>	Tel. No. <u>(905) 238-8336</u>
<u>HEIDI D. LIVINGSTON</u>	
(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.

(Landlord) <u>OMAR SHAATH</u> POA DATE <u>JUNE 08 2017</u>	(Tenant) _____ DATE _____
(Landlord) _____ DATE _____	(Tenant) _____ DATE _____
Address for Service _____	Address for Service _____
Tel. No. _____	Tel. No. _____
Landlord's Lawyer _____	Tenant's Lawyer _____
Address _____	Address _____
Email _____	Email _____
Fax No. _____	Fax No. _____

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.

FOR OFFICE USE ONLY	
To: Cooperating Brokerage shown on the foregoing Agreement to Lease: In consideration for the Cooperating 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 at _____ on _____ and _____ of the acceptance of the foregoing Agreement to Lease.	
(Authorized to Bind the Listing Brokerage)	(Authorized to Bind the Cooperating Brokerage)

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Form 401

for use in the Province of Ontario

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

TENANT (Lessee), CARISSA DUDER & MELANIE MOORE, andLANDLORD (Lessor), RAMZI MOHAMMAD KAISSfor the lease of 4011 BRICKSTONE MEWS, #2302dated the 8th day of JUNE, 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 AUGUST 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 services 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.

☒ THE LANDLORD SHALL ALLOW THE TENANT TO HAVE ONE SMALL DOG
IN THE UNIT PROVIDED ANY RESULTING DAMAGE TO THE UNIT WILL BE REPAIRED
AT THE EXPENSE OF THE TENANT BEFORE VACATING THE PROPERTY.

☒ TENANT ACKNOWLEDGES THERE WILL BE NO SMOKING IN THE UNIT.

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):

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

BUYER, CARLISSA DUDIER & MELANIE MOORE, and

SELLER, RAMZI MOHAMAD KAISS

for the property known as 4011 BRICKSTONE MEWS, #2302

dated the 8th day of JUNE, 2017

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

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

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

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

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

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

INITIALS OF BUYER(S):

[Signature]

INITIALS OF SELLER(S):

[Signature]

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

TENANT (Lessee), CARISSA DIDIER & MELANIE MOORE, and

LANDLORD (Lessor), RAMZI MOHAMMAD KAISS

for the lease of 4011 BRICKSTONE MEWS, # 2302

dated the 8th day of JUNE, 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 AUGUST 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, channels 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.

BY THE LANDLORD SHALL ALLOW THE TENANT TO HAVE ONE SMALL DOG IN THE UNIT PROVIDED ANY RESULTING DAMAGE TO THE UNIT WILL BE REPAIRED AT THE EXPENSE OF THE TENANT BEFORE VACATING THE PROPERTY.

BY TENANT ACKNOWLEDGES THERE WILL BE NO SMOKING IN THE UNIT.

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

INITIALS OF TENANT:

CD

INITIALS OF LANDLORD(S):

CK DDA

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**Confirmation of Co-operation
and Representation**

BUYER: Carissa Didier & Melanie Moore

SELLER: Ramzi Mohamad Kaiss

For the transaction on the property known as: 4011 Brickstone Mews, #2302

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Cooperation 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 this 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 declares 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(s)

2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

b) ☒ **MULTIPLE REPRESENTATIONS** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

☐ The Brokerage (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid

☐ 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)

Carissa
BUYER

RK

CO-OPERATING/BUYER BROKERAGE

OK RA

SELLER

OS

LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
1/2 months rent
[Commission As Indicated In MLS® Information]
to be paid from the amount paid by the Seller to the Listing Brokerage.
b) ☐ The Co-operating Brokerage will be paid as follows:

Additional comment[s] and/or disclosure[s] 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)

West-100 Metro View Realty Ltd., Brokerage
(Name of Co-operating/Buyer Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

Tel.: (905) 238-8336 Fax: (905) 238-0020

Heidi Livingston Date: June 8/17
(Authorized to bind the Co-operating/Buyer Brokerage)

HEIDI D. LIVINGSTON

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

West-100 Metro View Realty Ltd., Brokerage
(Name of Listing Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

Tel.: (905) 238-8336 Fax: 905-238-0020

[Signature] Date: June 20/2017
(Authorized to bind the Listing Brokerage)

OMAR SHAAATH

(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

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

Shelani Choo Date: June 8/17
(Signature of Buyer)

(Signature of Buyer)

[Signature] Date: June 20, 2017
(Signature of Seller)

(Signature of Seller)



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For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: 4011 Brickstone Mews, #2302

(Municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 8 day of June, 2017, [the "property"] [the "offer"]

This offer was submitted by: **BROKERAGE: WEST-100 METRO VIEW REALTY LTD.**

SALES REPRESENTATIVE/BROKER: HEIDI D. LIVINGSTON

I/We, Carissa Didier & Melanie Moore

Name of Buyer(s) have signed an offer for the property.

Buyer signature	Dated	Buyer signature	Dated
This offer was submitted, <u>June</u> 2017, Irrevocable until <u>9PM</u> on the <u>9th</u> day of <u>June</u> 2017	by email (by fax, by email or in person)	to the Listing Brokerage at <u>1:00PM</u> on the <u>8th</u> day of <u>June</u> 2017	

(For Buyer counter offer - complete the following)

I/We, Carissa Didier & Melanie Moore

Name of Buyer(s) have signed an offer for the property.

Buyer signature	Date	Buyer signature	Date
An offer was submitted, (by fax, by email or in person)		to the Listing Brokerage at	on the day of
2017, Irrevocable until		on the day of	2017

For Listing Brokerage receiving the offer:

SELLER(S): Ramzi Mohammad Kaiss

SELLER(S) CONTACT:

(ie. phone / email / fax)

LISTING BROKERAGE: West-100 Metro View Realty Ltd. Brokerage

SALES REPRESENTATIVE/BROKER: Omar Shaath

This offer was received, (by fax, by email or in person) by the Listing Brokerage at on the day of 2017

This offer was presented, (by fax, by email or in person) to the Seller(s) at on the day of 2017

Offer was: ☐ Accepted ☐ Signed Back/Countersigned ☐ Expired/Declined

Comments:

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

BUYER, CAIYSSA DUDIER & MELANIE MOORE, and

SELLER, RAMZI MOHAMAD KAISS,

for the property known as HOLL BRICKSTONE MEWS, #2302

dated this 8th day of JUNE, 2017

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

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

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

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

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FENTRAC 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):

[Handwritten initials]

INITIALS OF SELLER(S):

[Handwritten initials]

We hereby make application to rent 4011 BRICKSTONE MEWS #2302from the 1 day of July, 2017 at a monthly rental of \$ 2,000.00
st.to become due and payable in advance on the 1 day of each and every month during my tenancy.1. Name Melanie Moore Date of birth Apr 11/82 SIN No. (Optional)
Drivers License No M6509 53758 25411 Occupation Project Mng'r / office Mng'r.2. Name Carissa Didier Date of birth Mar 20/83 SIN No. (Optional)
Drivers License No D4132 11008 35320 Occupation Photographer3. Other Occupant's Name Relationship Age
Name Relationship Age

Name Relationship Age

Do you have any pets? Yes If so, describe Dog small (17 lbs) Shitzu.Why are you vacating your present place of residence? Closer to work**LAST TWO PLACES OF RESIDENCE**Address 508 Jane St.Toronto.From Oct 31/15 to Pres.Name of Landlord Nick Woods.Telephone: 1 905 818 5678.Address 1359 Rathbun Rd E.MISSISSAUGA.From Jan 2015 to Sept 2016.Name of Landlord Bob KomsicTelephone: 905 625 3277.**PRESENT EMPLOYMENT**Employer The Xzibit Group.Business address 1241 Kamato Rd.Business telephone 416 534 6444.Position held Project Mng'r.Length of employment 5 years.Name of supervisor Jason Godfrey.Current salary range: Monthly \$ 2000**PRIOR EMPLOYMENT**

Split Second Photography.

Shelburne ON.

1 647 970 7330

Photographer/owner.

10 years.

Melanie Moore.



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CARISSA

SECTION 46 PRESENT EMPLOYMENT

PRIOR EMPLOYMENT

Employer CARISSA Didier Photography
Business address Self employed
Business telephone 416-574-0933
Position held Photographer/owner
Length of employment 8 years
Name of supervisor _____
Current salary range: Yearly: \$30,000 - \$40,000
Member of Bank TD/CIBC Branch _____ Address _____
Chequing Account # _____ Savings Account # _____

FINANCIAL OBLIGATIONS

Payments to TD Visa Amount: \$ _____
Payments to _____ Amount: \$ _____

PERSONAL REFERENCES

Name Lanessa Angus Address Pathfinder drive, Mississauga
Telephone: 905 272 5677 Length of Acquaintance 17 years Occupation Business Owner
Name Heidi Livingston Address 8650 Kanaff cres. #2400 Mississauga
Telephone: 647 290 3131 Length of Acquaintance 20 years Occupation Realtor

AUTOMOBILE(S)

Make Mitsubishi Model Lancer Year 2017 Licence No BSLJ 964
Make Mazda Model 3 Year 2010 Licence No AYVB-317

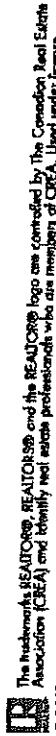
The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real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

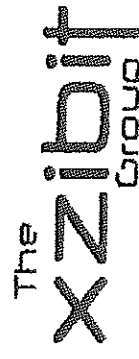
Andree May 5/17
Signature of Applicant Date

Cariss
Signature of Applicant

Telephone: 647 970 7330 Telephone: 416-574-0933
May 5/2017



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Monday May 8, 2017

RE: Verification of employment for Melanie Moore

To whom it may concern:

Please accept this letter as confirmation that Melanie Moore has been employed with The Xzibit Group / Xzibit Solutions since October 31, 2012. Currently, Melanie holds the title of Office Manager / Project Manager.

Melanie earns a salary of \$42,000/year, payable bimonthly. Melanie works on a fulltime basis of 40 hours per week.

Melanie has been a part of the Xzibit team for 4.5 years. During this time I have got to know her really well. She is extremely efficient, organized and hard working. She has always come across as someone who is extremely competent, responsible and trustworthy. Because of her hard work she has been promoted to Project Manager.

I am sure that Melanie would be a trustworthy and reliable tenant and I am very pleased to recommend her as your potential tenant. If you have any questions or require further information, please don't hesitate to contact me at the below info.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jason Godfrey".

Jason Godfrey

Director

The Xzibit Group
1241 Kamato Road
4165346444 Ext. 201
jg@thexzibitgroup.com

The Xzibit Group – 1241 Kamato Road – Mississauga, Ontario Canada – L4W 2M2
TEL : 416.534.6444 FAX : 416.534.6444 TF : 1-877-888-6444 Email info@thexzibitgroup.com Website www.TheXzibitGroup.com

To Whom it may concern:

I'm writing this as a personal reference for Melanie Moore. We have both lived and worked together and we have been friends for the past seventeen years. If you are looking for a dependable, caring, hard-working tenant, she is fit!

Over the years I have seen her hold many positions of responsibility at her jobs. She has put herself through school, and bravely started her own business. This has led her to the job she has now where she is an integral part of a small but very busy and successful company.

As a roommate she was always dependable and never let me down. She was my best friend as well as a roommate, which for some people it can be hard but we made it work. If I hadn't gotten married we would have probably stayed roommates for longer than the 3 years. Which by the way she was also my wedding co-ordinator and photographer.

She has been a great sounding board when things aren't going as planned and always there to lend a hand. She has often dog-sat, babysat and house sat for me. And I had full confidence that the child, dog, house would still be intact when we returned home.

As for her dog Mowgli. He is the biggest couch potato I have ever met. He loves people and loves to snuggle. I only wish my dog was a chill as Mr. Mowgli.

If you have any questions please don't hesitate to call me at (416)788-7585

Sincerely,
Lanessa Angus

Credit Bureau Report

USER REF. KLALJI THIS FORM PRODUCED BY EQUIFAX C.I.S. P 1
MULTIPLE FILES INDICATOR: 0

EQUIFAX AND AFFILIATE BUREAUS-REFER CONSUMER INQUIRIES TO 1-800-465-7166

FN 00-0008159-00-030 UN 3352492742 05/06/17 PG01

SAFESCAN WARNING:
1- NO FRAUD INDICATION WAS DETECTED

BEACON SCORE: 583
SERIOUS DELINQUENCY.
TIME SINCE DELINQUENCY IS TOO RECENT OR UNKNOWN.
BALANCE TO LIMIT: ON BANK/NATIONAL, LOC OR OTHER REVOLVING ACCT TOO HIGH
NUMBER OF ACCOUNTS WITH DELINQUENCY.
BANK. NAV. INDEX 2 SCORE: 717
NUMBER OF NATIONAL CARD TRADES WITH HIGH UTILIZATION.
AMOUNT CURRENTLY PAST DUE.
NUMBER OF NATIONAL CARD TRADES CURRENTLY PAST DUE.
THICK SUBPRIME CREDIT FILE SCORECARD.
CRP 3.0 SCORE: 616
WORST CURRENT RATING FOR REVOLVING TRADES IN LAST 12 MONTHS.
AMOUNT CURRENTLY PAST DUE.
NUMBER OF NATIONAL CARD TRADES 90-120 DAYS IN LAST 6 MONTHS.
THICK SUBPRIME CREDIT FILE
ERS 2.0 SCORE: 583
WORST CURRENT RATE ON NATIONAL CARD TRADES.
NUMBER OF NATIONAL CREDIT CARD TC WITH UTIL. GREATER EQUAL 99% OF HC.
WORST CURRENT RATE.
DELINQUENT THICK.

*MOORE, MELANIE, J SINCE 11/14/00 FAD 04/11/17
508, JANE ST., TORONTO, ON M6S4A2, TAPE RPTD 04/17
1241, KAWATO RD., MISSISSAUGA, ON L4W2M2, TAPE RPTD 08/15
513, FIDDLE PARK LANE,, SHELburne, ON L9V3B9, TAPE RPTD 11/14
BDS-04/11/82, SSS-515-852-697,

*INQS-
03/11/15 481FZ48932 TDFS (866) 508-6312
INQS - 5

ES-ADMIN, XZIBIT
EF-OFFICE MANAGER OF WOOD FL, COUNTRY WOOD INC
E2-, SKYSERVICE

SUMMARY 10/02-04/17, 1-PR/OI, FB-NO, TOTAL-7, HC\$0-35K, 6-ONES, 1-FIVE.
*PUBLIC RECORDS OR OTHER INFORMATION

04/17 SECLN MINISTRY GOVT SERV, , 726208407 THE BANK OF NOVA SCOTIA
\$35265,

SECURITY DEPOSIT UNKNOWN

* BUS/ID CODE RPTD OPND H/C TRMS BAL P/D RT 30/60/90 MR DIA

TDCT TR0166 (866) 222-3456

*453BB802 04/17 07/05 16K 60 6030 0 R1 00 00 00 71 04/17

ACCOUNT NUMBER XXX...244

HAS A CO-SIGNER
STUDENT LOAN

TDRCS THE BRICK ROC (800) 832-3321
I*4810N3279 04/17 03/15 0 32 895 117 R5 03 02 03 26 01/17
ACCOUNT NUMBER XXX...422

PREV HI RATES: R4 03/17, R3 02/17, R4 05/16.
MONTHLY PAYMENTS
AMOUNT IN H/C COLUMN IS CREDIT LIMIT

TD CREDIT CARDS (800) 983-8472
I*6500N44 04/17 10/02 21K 241 19K 0 R1 01 00 00 72 03/17
ACCOUNT NUMBER XXX...007

PREV HI RATES: R2 12/12.
MONTHLY PAYMENTS
AMOUNT IN H/C COLUMN IS CREDIT LIMIT

SCOTIA BANK TR 56416(888) 777-6842
*410BB7254 09/14 01/08 8201 376 0 11 00 00 00 40 09/13
ACCOUNT NUMBER XXX...935

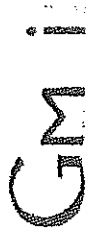
ACCOUNT PAID
MONTHLY PAYMENTS

HSBC RETAIL SERVICES(514) 257-4000
I*650FF18 08/13 08/08 0 62 0 0 R1 04 00 05 28 05/13
ACCOUNT NUMBER XXX...208

PREV HI RATES: R5 06/13, R5 05/13, R4 04/13.
ACCOUNT CLOSED
SETTLEMENT MADE

HSBC RETAIL SERVICES(514) 257-4000
I*650FF18 07/11 02/08 0 0 0 R1 00 00 03 06/11
ACCOUNT NUMBER XXX...638
CLOSED AT CONSUMER REQUEST
ACCOUNT PAID

SCOTIA BANK (888) 777-6842
I*650BB31408 04/17 03/17 35K 439 34K 0 11 00 00 01 04/17
ACCOUNT NUMBER XXX...972
SECURED
MONTHLY PAYMENTS



HEIDI LIVINGSTON <heidl@west100.ca>

Fwd: FW: Referral Letter

1 message

Melanie Moore <melanie.moore7337@gmail.com>

To: heidi@west100.ca, Carissa Didier <info@carissadidier.com>

Mon, May 8, 2017 at 11:00 AM

Below is my current landlord reference.
just waiting on the landlord previous to this one.

From: Nicholas Woods [mailto:Nicholas.Woods@concentrix.com]

Sent: May 8, 2017 10:55 AM

To: Melanie Moore <mm@thexzibitgroup.com>

Subject: Referral Letter

To Whom it May Concern,

This letter serves as a reference for Melanie Moore. She has been a tenant in my house (508 Jane Street, Toronto) since October 31, 2015, occupying the basement unit.

I have been a landlord at this residence for over 10 years and in this time Melanie has been the best tenant we've had the pleasure of dealing with.

Rent has always been paid on time, in fact on many occasions it has been paid in advance of the due date. We have had no issues with her tenancy and found her to be quiet, clean and dependable. As we share common areas such as the laundry room, driveway and backyard this is something we greatly value in a good tenant.

Additionally, Melanie's dog, Mowgli, is a good boy, he's quiet, well behaved and has caused no damage to our home.

I would gladly open my home to Melanie in the future if the situation arose and can confidently confirm that you will be pleased to have her as she is a model tenant.

Please feel free to contact me on my mobile phone if you have any further questions.

Regards,

 CONCENTRIX

Nicholas Woods | Sr. Operations Manager
120 King Street West 2nd Floor Hamilton Ontario Canada
office: 866-799-1690 x1 354513 mobile: 905-818-5678

Melanie
www.splitsecondphotography.ca

Gmail

HEIDI LIVINGSTON <heidl@west100.ca>

Fwd: Reference Letter

1 message

Carissa Didier <info@carissadidier.com>

To: heidl@west100.ca

Cc: Melanie Moore <melanie.moore7337@gmail.com>

Sun, May 7, 2017 at 7:38 PM

Hi Heidi!

My last landlord sent this for me today!

I don't have a job letter obviously but I think this is pretty good. His number is also on the application should he want to contact him!

Let me know if you need anything else from me.

Thanks,

Carissa

----- Forwarded message -----

From: "KOMSIĆ" <komsic@rogers.com>

Date: May 7, 2017 7:26 PM

Subject: Reference Letter

To: "Carissadidier Info" <info@carissadidier.com>

Cc:

To whom it may concern,

Carissa is a tenant every landlord hopes for ... but few get.

Pleasant, understanding and responsible, there's no chasing her for rent.

Carissa treats and respects the property as if it were her own.

She's the perfect tenant!

Sincerely,

Bob Komsic

Credit Bureau Report

USER REF. KLALJI THIS FORM PRODUCED BY EQUIFAX C.I.S. P 1
MULTIPLE FILES INDICATOR: 0
EQUIFAX AND AFFILIATE BUREAUS-REFER CONSUMER INQUIRIES TO 1-800-465-7166

FN 00-0008145-00-007 UN 3339551800 05/06/17 PG01

SAFESCAN WARNING:
1- NO FRAUD INDICATION WAS DETECTED

BEACON SCORE: 715
LENGTH OF TIME ACCOUNTS HAVE BEEN ESTABLISHED.
BALANCE TO LIMIT ON BANK/NATIONAL, LOC OR OTHER REVOLVING ACCT TOO HIGH
LACK OF RECENT LOC REVOLVING ACCOUNT INFORMATION.
LACK OF RECENT INSTALLMENT LOAN INFORMATION.
BANK. NAV. INDEX 2 SCORE: 958
AVERAGE UTILIZATION FOR OPEN TRADES.
RATIO BALANCE TO LIMIT/HIGH CREDIT FOR OPEN TRADES.
UTILIZATION FOR REVOLVING TRADES.
THIN CREDIT FILE SCORECARD.

CRP 3.0 SCORE: 660
AVERAGE UTILIZATION FOR OPEN TRADES.
NUMBER OF NATIONAL CARD TRADES WITH HIGH UTILIZATION.
TOTAL BALANCE FOR OPEN NATIONAL CARD TRADES.
THIN PRIME CREDIT FILE
ERS 2.0 SCORE: 688
NUMBER OF NATIONAL CREDIT CARD TC WITH UTIL. GREATER EQUAL 75% HC.
NUMBER AUTO FINANCE, SALES FINANCE, NAT. CARDS OTHER INQUIRIES ON FILE
NUMBER OF NATIONAL CREDIT CARD TC WITH UTILIZATION 75-99% OF HC.
CLEAN AND THIN.

*BETOURNAY, CARISSA SINCE 08/22/00 FAD 12/23/14
6589, EASTRIDGE RD, MISSISSAUGA, ON L5N4L5, TAPE RPTD 05/15
1359, RATHBURN RD E #1811, MISSISSAUGA, ON L4W5P7, TAPE RPTD 04/15
65, SPEEDVALE AVE W #807, GUELPH, ON N1H1J7, TAPE RPTD 11/08
AKA-DIDIER, CARISSA, XX
BDS-03/20/83, SSS-515-442-465,

*INQS-
12/23/14 481FM4148 INTRACAP FINANCIAL (905) 566-0161
06/09/14 464AU569 M WILSON BETTER USED (519) 836-2900
06/09/14 001FA1144 VISA DESJARDINS (514) 397-4789
06/09/14 481AZ1470 SCOTIABANK (416) 288-1460
06/09/14 601AE2467 SCOTIABANK (877) 375-2771
INQS - 44

ES-SELF EMPLOYED, CARISSA DIDIER PHOTOGRAPHY
EF-, CHERRY FOREST PRODUCTS
SUMMARY 10/12-04/17, 1-PR/OI, FB-NO, TOTAL-2, HC\$6K-16K, 2-ONES.
*PUBLIC RECORDS OR OTHER INFORMATION
06/14 SECLN MINISTRY GOVT SERV, 697131702 FEDERATION DES CAISSES DESJARDIN
9 DU \$16429,

* SECURITY DISCHARGED
BUS/ID CODE RPTD OPND H/C TRMS BAL P/D RT 30/60/90 MR DLA

CIBC CARD SERVICES
I*6500N598 04/17 10/12 6500 45 5185 0 R1 00 00 00 54 03/17
ACCOUNT NUMBER 0030537110
MONTHLY PAYMENTS
AMOUNT IN R/C COLUMN IS CREDIT LIMIT

VISA DESJARDINS (514) 397-4789
I*001PA1144 10/16 06/14 16K 280 0 0 I1 00 00 00 29 10/16
ACCOUNT NUMBER XXX...501
ACCOUNT PAID
MONTHLY PAYMENTS

&
END OF REPORT

May 10, 2017

To Whom It May Concern::

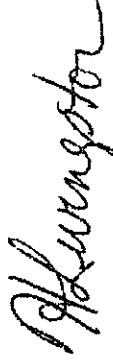
My name is Heidi Livingston, and I have known Carissa Didier and her family for more than 25 years.

Carissa has proven herself to be financially responsible as well as extremely respectful and kind. She does amazing work with her photography and is very reliable. She works hard and enjoys quiet evenings at home.

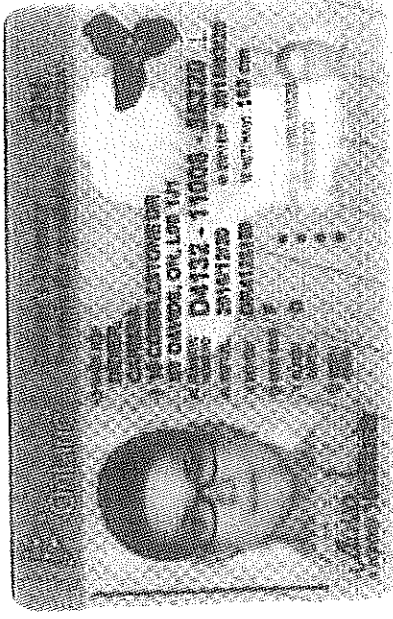
Being a real estate representative for over 35 years, I have dealt with a lot of tenants. I would not hesitate for a minute to have Carissa for a tenant.

Please, if you have further questions, feel free to contact me at the number below.

Regards,

A handwritten signature in cursive script that reads "Heidi Livingston".

Heidi Livingston
647-290-3131
heidl@west100.ca



UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535
DATE: 04/12/1988
TIME: 10:00 AM
BY: SA [REDACTED]
SUBJECT: [REDACTED]

TO: DIRECTOR, FBI
FROM: SAC, [REDACTED]
SUBJECT: [REDACTED]



ONTARIO
DRIVER'S LICENSE
Permis de conduire
CANADA

MOORE, MELANIE JUNE
508 JANE ST
TORONTO, ON, M6S 4A2

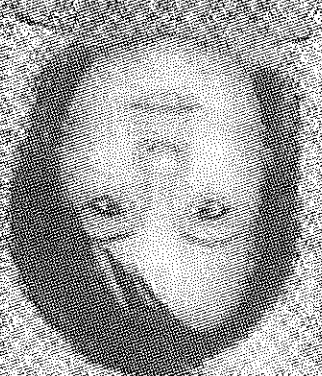
16 NUMBER
2 NUMBER
3 BIRTH
4 SEX/AGE
5 CLASS
6 CATEGORY
7 REGISTRATION

M6509 - 53758 - 25411
DL 3240621
2016/04/12
2021/04/11
15 HGT/HAUT 173 CM

MOORE, MELANIE JUNE
508 JANE ST
TORONTO, ON, M6S 4A2

16 NUMBER
2 NUMBER
3 BIRTH
4 SEX/AGE
5 CLASS
6 CATEGORY
7 REGISTRATION

M6509 - 53758 - 25411
DL 3240621
2016/04/12
2021/04/11
15 HGT/HAUT 173 CM



WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

POSTSCRIPT

DATE: June 9, 2017

RECEIVED FROM: Heidi Livingston @ West -100 Realty

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$2,100.00 (total \$4200.00) First and last month

PROPERTY: #2302-4011 Brickstone Mews, Mississauga

Look-You!

West-100 Metro View Realty Ltd.

[illegible]

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: June 9, 2017

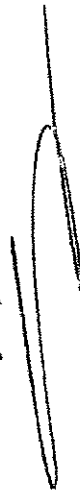
RECEIVED FROM: Heidi Livingston @ West -100 Realty

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$2,100.00 (total \$4200.00) First and last month

PROPERTY: #2302-4011 Brickstone Mews, Mississauga

Thank-you, -


West-100 Metro View Realty Ltd.

10550 (2/15)

The Toronto-Dominion Bank

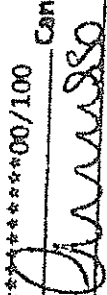
327 BURNHAMTHORPE ROAD
ETOBICOKE, ON M9B 2A2

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

TWO THOUSAND ONE HUNDRED*****00/100

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

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


Authorized Officer

Counter-Signed

Canadian Dollars
Number 

79707826

2017-06-09

MM/DD/YY

Transferred Via 1200-79707826

\$ *****2,100.00

IF 79707826 10951200412

3808

The Toronto-Dominion Bank

2580 HURONTARIO STREET
MISSISSAUGA, ON L5B 1N5

81851108

2017-06-20

YMMMDDD

DATE

64-81851108

Transit-Serial No.

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100

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

Re 2302-1851108 Ram & Son

Canadian Dollars

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

Authorized Officer

Countersigned

Number

OUTSIDE CANADA: NEGOTIABLE BY CORRESPONDENTS AT THEIR DISCRETION. FOR DEMAND DRAFTS ON CANADA

⑈B 1851108⑈ ⑆09612⑈004⑆

⑈3808⑈

NOT OVER ONE THOUSAND DOLLARS

CANADIAN IMPERIAL BANK
TORONTO
CANADA

PSV 404
Lease
for

⑆58033080⑈ ⑆09502⑈0101⑆ 20ED

TO

710 BL:22

⑆58033080⑈ ⑆09502⑈0101⑆ 20ED

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

November 04th, 2016

Mohamad Ramzi Kaiss
6-38 Fairview Rd West
Mississauga, Ont
L5B 4J6

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 2302, 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:	\$350,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	January 25 th 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:
Amortization:	5 years
Anticipated Closing Date:	30 years 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