Worksheet

Standard Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy

Suite: 3509 Tower: PSV Date: 1 June 17 Completed by: RM

Please mark if completed:

✓ 1 • Copy of Assignment Amendment ✓

✓ 2 • Assignment Agreement Signed by both Assignor and Assignee

✓ 3 • Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust on Occupancy ✓ (Standard dep)

✓ 4 • Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). $0 ✓

✓ 5 • Agreement must be in good standing. Funds in Trust: $__________ (Yes)

✓ 6 • Assignors Solicitors information (see item 2)

7 • Assignees Solicitors information (see item 2) & the attached

✓ 8 • Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to customercareto@amacon.com

9 • Include Fintrac for Assignee

10 • Copy of Assignees ID

11 • Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

Rehan Ahmed (Agent) 647-400-9221 (Agent)

Sadaf - 647-886-4210 (Assignee)

1 June 17 (1)

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

JALJIT SINGH (the **"Purchaser"**)
Suite **3509** Tower **ONE** Unit **9** Level **34** (the **"Unit"**)

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser on February 27, 2012 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:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

(i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;

(ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;

(iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;

(iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;

(v) pays the sum ~~Five Thousend ($5,000.00)~~ zero (#0.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

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(vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;

(vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.

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 4 day of March 2012.

Witness: ______________________ Jaljit Singh

Purchaser: **Jaljit Singh**

DATED at Mississauga this 3 day of march 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: ______________________

Authorized Signing Officer

I have the authority to bind the Corporation

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(2)

SUITE 3509 UNIT 9 LEVEL 34

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 27 day of ~~Nov 2016~~. 2017

AMONG:

Jaljit Singh
(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

(hereinafter called the "Assignee")

Sadaf Duri

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

(A) By Agreement of Purchase and Sale dated the 4 day of March 2012 and accepted the 3 day of March 2012 between the Assignor as Purchaser and the Vendor as may have been amended (the "**Agreement**"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 9 Level 34, Suite 3509 together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as PSV, 4011 Brickstone Mews, Mississauga, Ontario (the "**Property**");

(B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "**Existing Deposits**"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and

(C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars ($10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;

2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.

3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.

4. **The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.**

5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the

Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.

7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.

8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.

9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.

10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.

11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Blaney McMurtry, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of ~~Five Hundred Dollars ($500.00) plus HST~~. Zero (0)

12. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement, Assignee's full contact information and Assignee's solicitor's contact information.

13. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.

14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.

15. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.

16. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this ___ day of ___ 20

Witness	Galjit Singh (Assignor) Jaljit Singh
Witness	(Assignor)
Witness	Sadaf Dri (Assignee)
Witness	(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) INC.

Per:
Name:
Title: **Authorized Signing Officer**

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE	NAME:	Sadaf Dur-I
	DATE OF BIRTH	1986/12/16 YYYYMMDD — SIN # 512-487-463
	ADDRESS:	308 Sweetwater Cres Newmarket, ON L3X 0H5
	PHONE:	Tel: 647-886-4210 Cell: Facsimile:
	E-mail:	sadafdur1@gmail.com
ASSIGNEE	NAME:	
	DATE OF BIRTH	YYYYMMDD — SIN #
	ADDRESS:	
	PHONE:	Tel: Cell: Facsimile:
	E-mail:	
ASSIGNEE'S SOLICITOR:	NAME:	Amardeep Singh Oullet
	ADDRESS:	Unit 2-C 2565 Steeles Avenue E Brampton ON L6T 4L6
	PHONE:	Bus: 647-929-5628 Facsimile: 905-267-4033
	E-mail:	aman@oulletlaw.com

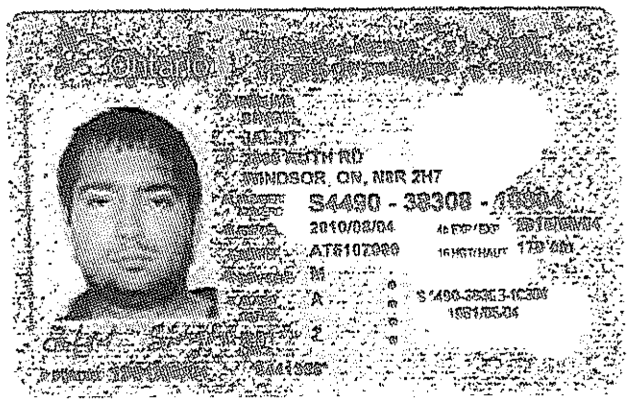
Assignor:

Kuldip Kandola Law office
Unit-14, 7050 Bramlea Rd
Mississauga, ON, L5S 1T1

T: 905-970-9300
F: 905-970-9186
E: kkadmin@kklaw.ca

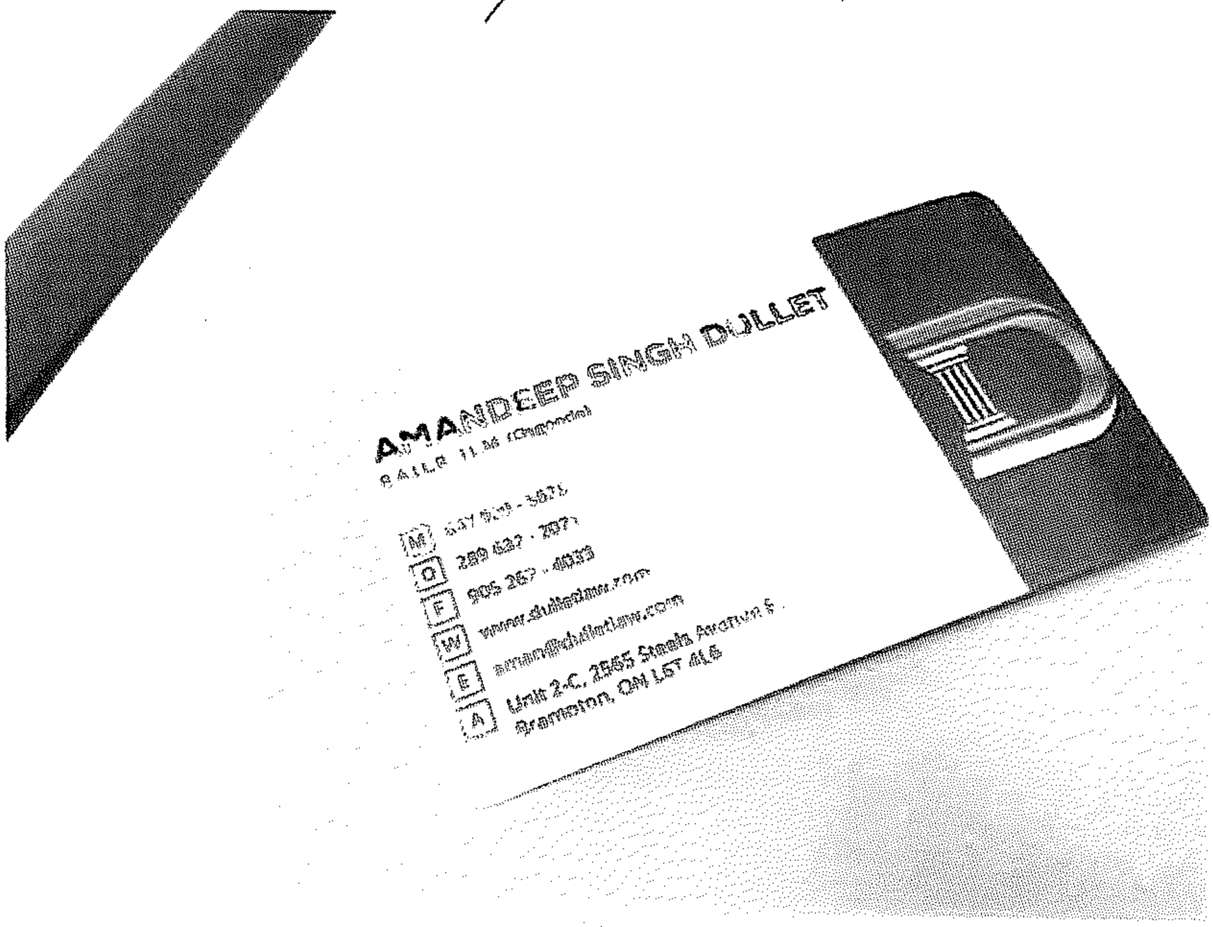
Suite: 3509

Rec'd Feb. 27, 2012



Assignor

PSV #3509
assignee's lawyer info



9

Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.
It is recommended that the Individual Identification Information Record be completed:

(i) for a buyer when the offer is submitted and/or a deposit made, and
(ii) for a seller when the seller accepts the offer.

Transaction Property Address: PSV 3509, 4011 Brickstone Mews, Parkside Village
Sales Representative/Broker Name:
Date Information Verified/Credit File Consulted:

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of Individual: Sagar Duri
2. Address: 592 Sweetwater Cres Richmond Hill, ON L3X 0H5
3. Date of Birth: December 16, 1986
4. Nature of Principal Business or Occupation: Human Resources, Analyst HRIS - People Services

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

1. Type of Identification Document*: (must view the original and have a photo, see CREA's FINTRAC materials on REALTOR Link for examples)
2. Document Identifier Number:
3. Issuing Jurisdiction: (insert applicable Province/ Territory, Foreign Jurisdiction or "Canada")
4. Document Expiry Date: (must be valid and not expired) **Country:**

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:
2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
- **Name of Source:**
- **Account Number****: (must be valid and not expired; must be recent if no expiry date)

☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address*
- **Name of Source:**
- **Account Number****: (must be valid and not expired; must be recent if no expiry date)

☐ Verify the individuals' name and confirm a financial account*
- **Name of Source:**
- **Financial Account Type:**
- **Account Number****:

*See CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number.

Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record *(if applicable)*

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

1. Measures taken to Ascertain Identity *(check one)*:

☐ Asked unrepresented individual for information to ascertain their identity
☐ Other, explain: ....

Date on which above measures taken: ....

2. Reason why measures were taken *(check one)*:

☐ Asked unrepresented individual for information to ascertain their identity
☐ Other, explain: ....

B. Verification of Third Parties

NOTE: *Only complete Section B for your clients.* Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? *(check one)*:

☐ Yes
☐ No

Measures taken *(check one)*:

☐ Asked if client was acting on behalf of a third party
☐ Other, explain: ....

Date on which above measures taken: ....

Reason why measures were unsuccessful *(check one)*:

☐ Client did not provide information
☐ Other, explain: ....

Indicate whether there are any other grounds to suspect a third party *(check one)*:

☐ No
☐ Yes, explain: ....

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party: ....
2. Address: ....
3. Date of Birth: ....
4. Nature of Principal Business or Occupation: ....
5. Incorporation number and place of issue *(if applicable)*: ....
6. Relationship between third party and client: ....

NOTE: *Only complete Sections C and D for your clients.*

C. Client Risk *(ask your Compliance Officer if this section is applicable)*

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

Low Risk

- ☑ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

Medium Risk

- ☐ Explain:

High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.

Individual Identification Information Record

D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- ☐ Residential property
- ☐ Commercial property
- ☐ Other, please specify: ....
- ☐ Residential property for income purposes
- ☐ Land for Commercial Use

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - if you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.

10

PSV #3509
1 Jun 17, PW
assignee

PSV 3509 [illegible] 11.

President's Choice FINANCIAL

the unbeatable, eatable mortgage™ commitment

reference#: 117009869 **issued:** Thursday, May 25, 2017

Borrower: Sadaf Dur-i
H: (647) 886-4210
W:

from: President's Choice Financial
33 Yonge Street, Suite 700
Toronto, Ontario M5E 1G4

c/o: **S `Goldie` Singh**
Phone: (888) 276-3744 x8865
Fax: (866) 949-8349

We† are pleased to confirm that we have approved your application for a mortgage under the following terms and conditions:

mortgage details: Purchase

Address of Property to be mortgaged: **4011 Brickstone MEWS, 3509,Mississauga, ON L5B 0J7**

Mortgage Amount:	**$ 276,000.00**	Term:	**60 Months, Closed**
Mtg. Insurance Premium:	**$ 0.00**	Amortization:	**25.0 years**
Total Mortgage Amount:	**$ 276,000.00**	Payment Frequency:	**Monthly**
Advance Date:	**Thursday, June 29, 2017**	Principal & Interest Payment:	**$ 1,235.01**
Interest Rate: *	**2.49%**	Property Taxes to be Paid By:	**Borrower**
Product: **	**Fresh Cut No Points**	Property Valuation Fee	**$ 250.00**

* Per Annum, semi-annually, not in advance
**You will not earn closing or anniversary PC points.

conditions of your approval

1) Borrower:
You must satisfy the following conditions at least 10 days before closing.
2) Your broker/specialist will provide the following income verification to confirm the annual income stated in your application:
Most recent Pay Stub dated within the last 45 days or most recent Direct Deposit (Electronic Funds Transfer) payroll deposit dated within the last 45 days and either most recent Federal or Quebec Notice of Assessment (NOA) or most recent T4 or Empolyment Letter or Previous Year End Pay Stub or Direct Deposit (Electronic Funds Transfer) History Printout showing consistant pay deposits for the last 6 months if most recent Direct Deposit (Electronic Funds Transfer) is provided.
3) Your broker/specialist will provide verification for the funds being used as your down payment by providing the following (provide the documentation for all sources of funds to be used for the down payment):
If from a savings account – a copy of your accounts transactions during the last 3 months showing a gradual accumulation of the funds;

President's Choice
FINANCIAL.

TO: CIBC MORTGAGES INC. ("CMI")
RE: MORTGAGE LOAN NUMBER: 117009869
PROPERTY ADDRESS: 4011 Brickstone MEWS, 3509,Mississauga, ON L5B 0J7

PRE-AUTHORIZED DEBIT FORM

We hereby request and authorize CIBC Mortgages Inc. to draw a cheque under its personal "Pre-authorized Debit" (PAD) Plan against our account at the Bank or financial institution indicated below (or at any of its branches) for the purpose of paying our mortgage loan payment amount of $1235.01 on a Monthly (insert payment frequency e.g. weekly, bi-weekly, monthly, semi-monthly) basis commencing on the day of , 20 (insert first payment date).

If any of us applied for and were approved for Creditor Life Insurance for President's Choice Financial Mortgages provided by The Canada Life Assurance Company in respect of the above mortgage (or if any of us apply for such insurance in the future), we authorize and understand that the insurance payment described in the insured's Creditor Insurance for President's Choice Financial Mortgages Life Insurance Application and Certificate of Insurance is included in (or will be added to and collected with) our mortgage loan payment amount.

Our bank or financial institution is authorized to deal with such cheques as if signed by us. We agree to provide 30 days written notice of any changes in our banking information. We hereby waive the requirement for CMI to provide written notice of the amount and date of each withdrawal from our designated account and of any change in the amount or date of any withdrawal for any reason. This payment authorization may be assigned by CMI and in such event CMI will provide us with information regarding the identity and contact information of the assignee. This PAD Agreement can be revoked or cancelled at any time by us upon written notice to CMI at least 30 calendar days prior to due date of next pre-authorized debit payment.

Name of Bank/Financial Institution: **Telephone Number:**
Branch Address:
City/Province/Postal Code:
Bank Transit Number: **Institution Number:** **Account Number:**
Account Type: ☐ **Savings with Chequing** ☑ **Chequing only**

N.B. Savings accounts without chequing privileges or personal lines of credit, accounts outside Canada, VISA, MasterCard cannot be used for Pre-authorized debit withdrawals. Post-dated cheques are not acceptable.

We enclose a sample "VOID" cheque

Affix sample cheque here

We have certain recourse rights if any debit does not comply with this agreement. We have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. To obtain more information on our recourse rights, we may contact our financial institution or visit the Canadian Payments Association at www.cdnpay.ca

SHOAFDUR-I May 25, 2017

MORTGAGOR'S NAME	SIGNATURE	DATE
MORTGAGOR'S NAME	SIGNATURE	DATE
GUARANTOR'S NAME	SIGNATURE	DATE

100 University Avenue, 4th Floor North Tower, Toronto, Ontario M5J 2X4 www.PresChoiceFinancial.com

President's Choice FINANCIAL

Creditor Life Insurance for President's Choice Financial ® ("PCF") Mortgages

YOUR CERTIFICATE OF INSURANCE

This is an important document. Please keep it in a safe place.
Creditor Life Insurance for President's Choice Financial (PCF) Mortgages is creditor's group life insurance underwritten by The Canada Life Assurance Company ("Canada Life"), under Group Policy G.60230-02 (the "Policy") issued to Canadian Imperial Bank of Commerce ("CIBC") as the policyholder. Each applicant approved for insurance (referred to as "you") is insured under the Policy, subject to the terms and conditions in your Application, this Certificate and the Policy, for the approved PCF brand mortgage loan provided by CIBC or one of its affiliates (such as CIBC Mortgages Inc.) that is identified in your Application as the "Mortgage Loan.". In this Certificate "Application" means your signed and completed written application or your verbal telephone application for Creditor Life Insurance for PCF Mortgages for the Mortgage Loan.

Who can apply
You may apply for Creditor Life Insurance for PCF Mortgages if you are:

- a borrower or guarantor of the Mortgage Loan, and
- age 18 or over and under age 65 at the time your Application is received by CIBC, or eligible for Prior Coverage Recognition (see the section entitled "Prior Coverage Recognition"), and
- a resident of Canada.

A maximum of two individuals may be insured under the Policy in respect of the Mortgage Loan.

When your insurance begins
Canada Life automatically approves your Application and your insurance begins on the date of your Application if:

- you have answered "no" to the Health Question on the Application, and
- the Mortgage Loan amount, plus the outstanding principal balances of any other life-insured PCF brand mortgage loans under the Policy or Group Policy G60129-02 (the "Previous Policy") is $500,000 or less (your other life-insured PCF brand mortgage loans under the Previous Policy, if any, may be referred to as "Mortgages" in your other certificates of insurance), and
- the Mortgage Loan has been approved by CIBC.

If your Application does not qualify for automatic approval, Canada Life will review your Application. If your insurance coverage is approved after Canada Life's review, Canada Life will advise you in writing that your Application has been approved and will confirm the date your insurance begins. If your insurance coverage is not approved, Canada Life will provide you with a notice of decline.

Your maximum coverage amount
The maximum life insurance coverage amount for all your life-insured PCF brand mortgage loans under the Policy or the Previous Policy combined is $750,000 (your other life-insured PCF brand mortgage loans under the Previous Policy, if any, may be referred to as "Mortgages" in your other certificates of insurance).

What you pay for your life insurance*
Your monthly insurance premium payment for the Mortgage Loan is based on your age on the date of your Application, the Initial Insured Amount and the applicable premium rate from rate table below. If Prior Coverage Recognition does not apply, "Initial Insured Amount" means:

- if the Mortgage Loan has already been advanced on the date of your Application, the lesser of:
  - i) the outstanding principal balance of the Mortgage Loan on the date of your Application, and
  - ii) $750,000 minus the total of all the outstanding principal balances of all your other life-insured PCF brand mortgage loans under the Policy or Previous Policy combined on the date when your insurance begins under this Certificate;

  or
- if the Mortgage Loan has not been advanced on the date of your Application, the lesser of:
  - i) the Mortgage Loan amount advanced, and
  - ii) $750,000 minus the total of all the outstanding principal balances of all your other life-insured PCF brand mortgage loans under the Policy or Previous Policy on the date when your insurance begins under this Certificate.

If Prior Coverage Recognition applies, please see the section of this Certificate entitled "Prior Coverage Recognition". The definition of Initial Insured Amount in that section will be used to calculate what you pay for this insurance, the benefit Canada Life pays, and to determine your Percentage Limit.

Applicable taxes will be added to your premium payment.

Once calculated, your insurance premium payment remains constant* throughout the life of your Mortgage Loan unless:

- the premium rate is changed under the Policy, or
- your Mortgage Loan is paid out, or
- you cancel your insurance and reapply.

Canada Life and CIBC reserve the right to change the premium rates under the Policy at any time. You will be provided with at least 30 days notice of any rate increases.

Monthly premium rates** per $1,000 of the Initial Insured Amount.

Age Group	Under 30	30-35	36-40	41-45	46-50	51-55	56-60	61-64
Single Coverage	$0.08	$0.13	$0.20	$0.29	$0.43	$0.64	$0.82	$0.97
Joint *** Coverage	$0.15	$0.22	$0.34	$0.49	$0.68	$0.90	$1.19	$1.62

*There may be certain situations, including without limitation, changing from single to joint coverage (or vise versa) and changing the Mortgage Loan amount prior to your advance date, which will result in your actual insurance premium being different than the insurance premium calculated and disclosed in your Application. In these situations, you will be notified within 30 days of the date this situation arises of the actual amount of your insurance premium.

**If the Mortgage Loan payment frequency is other than monthly, the premium amount will be adjusted accordingly.

***For joint coverage having a common effective date of insurance and common Initial Insured Amount, the premium for both applicants combined is determined by using the Initial Insured Amount and the Joint Coverage rate using the age of the older insured. For all other instances, the premium for both applicants combined is determined by using the sum of the premiums using the Single Coverage Rate and the Initial Insured Amount applicable to each applicant and multiplying by 90%.

For example: If you are age 36, the other borrower is age 32 and you both apply and are approved for life insurance at the same time on a mortgage loan of $150,000. The monthly mortgage loan insurance premium for both borrowers combined would be based on your age of 36 and would be calculated as follows: "$150,000/1000 x $0.34 = $51.00".

For example: If you are age 36 and apply for insurance on a Mortgage Loan of $150,000. The monthly premium would be calculated as follows: $150,000/1000 x $0.20 = $30.00. If a 32 year-old co-borrower applies for insurance on the same mortgage loan at a later time when the principal balance is $130,000, the premium for the co-borrower would be calculated as follows: "130,000/1000 x $0.13 = $16.90". Premiums for both borrowers combined is calculated as follows: "90% x ($30.00 + $16.90) = $42.21"

What Canada Life pays
Upon receiving proof of your death and approval of the claim by Canada Life, and subject to any other limitations or exclusions contained in this Certificate, Canada Life will pay to CIBC an amount equal to the outstanding principal balance of your Mortgage Loan on the date of your death multiplied by the Percentage Limit. "Percentage Limit" means your Initial Insured Amount expressed as a percentage (not to exceed 100%) of the outstanding principal balance of the Mortgage Loan on the later of the date when your Life Insurance begins on the Mortgage Loan, and the date the Mortgage Loan is advanced.

For example: If you already have one insured PCF brand mortgage loan with a current balance of $700,000 and you wish to insure another PCF brand mortgage loan of $400,000 under this Certificate, your Initial Insured Amount for the second mortgage loan under this Certificate would be $50,000 (maximum coverage of $750,000 - $700,000 = $50,000). Therefore, 12.5% of your second PCF brand mortgage loan would be insured ($50,000/$400,000 = 12.5%), and 12.5% would be the Percentage Limit for the second PCF brand Mortgage Loan under this Certificate.

If the outstanding balance of your second PCF brand mortgage loan is $350,000 at the time of your death, the benefit payable would be $43,750 (12.5% of the mortgage loan's outstanding balance). In addition, the full outstanding balance on your first PCF brand mortgage loan would be payable subject to the terms of its certificate of insurance..

For an example of what Canada Life pays when Prior Coverage Recognition applies, please see the section of this Certificate entitled "Prior Coverage Recognition".

Prior Coverage Recognition
You are eligible for Prior Coverage Recognition only if:

- you are a mortgagor or guarantor of the Mortgage Loan;
- you are age 18 or over and under age 70 at the time your Application is received by CIBC;
- you are a resident of Canada;
- your Application requires underwriting by Canada Life and is not approved by Canada Life;
- you were previously life-insured on a mortgage loan under the Policy or Previous Policy ("Prior Insured Mortgage Loan") and it was paid out no more than 120 days prior to the date of your Application, and
- you were insured on the Prior Insured Mortgage Loan at the time it was paid out.

If Prior Coverage Recognition applies, "Initial Insured Amount", wherever used in this Certificate, means:

- if the Mortgage Loan has already been advanced on the date you apply for insurance, the lesser of:
  - i) the amount determined by applying your Percentage Limit on the Prior Insured Mortgage Loan to the principal balance at the time of payout of the Prior Insured Mortgage Loan; and
  - ii) the outstanding principal balance of the Mortgage Loan on the date you apply for insurance; and
  - iii) $750,000 minus the total of all the outstanding principal balances of all your other life-insured PCF brand mortgage loans under the Policy or Previous Policy combined on the date when your Life Insurance begins under this Certificate; or
- if the Mortgage Loan has not been advanced on the date you apply for insurance, the lesser of:
  - i) the Mortgage Loan amount advanced; and
  - ii) the amount determined by applying your Percentage Limit on the Prior Insured Mortgage Loan to the principal balance at the time of payout of the Prior Insured Mortgage Loan; and

President's Choice FINANCIAL

Your Creditor Insurance for President's Choice Financial ® ("PCF") Mortgages Life Insurance Application

Step 1 - Basic information about you and your mortgage: Reference #: 117009869

Applicant 1 - Borrower		Applicant 2 -	
Sadaf Dur-i	Date of Birth: Dec 16, 1986	N/A	Date of Birth: N/A
Current Address	Move Date: Jun 29, 2017	**Current Address**	Move Date: N/A
135 Milos Road		N/A	
Richmond Hill, ON L4E 0L5			
H: (647) 886-4210	W: N/A	H: N/A	W: N/A
Single Ins. Payment†: $ 35.88	Joint Ins. Payment†: N/A	Single Ins. Payment†:	Joint Ins. Payment†:
$ 276,000.00	**Monthly**	**$ 1,235.01**	**May 25, 2017**
Est. Mortgage Amount to be insured	Payment Frequency	Principal & Interest Payment	Issued Date

4011 Brickstone MEWS, 3509,Mississauga, ON L5B 0J7
Address of Mortgaged Property to be insured

Step 2 - Please tell us about your mortgage and your health:

1. Each applicant must check the applicable box.

Sadaf is: ☐ Applying for Insurance ☑ Refusing or Ineligible for Insurance †† | **N/A is:** Ineligible for Insurance Refusing or Ineligible for Insurance ††

If you checked Refusing or Ineligible for Insurance, please proceed to the "Your Signature" section.

2. Health Question - If applying for Insurance, each Applicant must check the applicable Yes/No response.

In the health questions below, "tests" do not include standard tests that were part of a routine health exam that was not prompted by a known or suspected medical issue, condition or problem, and where no results outside the normal range were obtained.

In the past 24 months, have you had or received any tests, medical treatment, consultation or follow-up for, or been diagnosed with, or had any known indication of:

a) Problems relating to your heart or circulation, high blood pressure, high cholesterol levels, stroke or chest pains, cancer, tumor, leukemia, lupus, asthma, or any other lung or respiratory disorder (other than colds or flu), OR

b) Diabetes, liver or kidney disease, problems relating to your stomach, bowel, rectum, bladder or prostate, disorder of the uterus or ovaries, multiple sclerosis, epilepsy, paralysis of any kind, or other disorder of the nervous system, OR

c) AIDS (Acquired Immune Deficiency Syndrome), HIV (Human Immunodeficiency Virus), ARC (AIDS Related Complex), alcohol or substance abuse, depression or other mental, nervous or psychiatric disorder?

For Sadaf: ☐ Yes ☐ No | **For N/A:** ☐ Yes ☐ No

A representative of Canada Life will contact you if: You have answered 'Yes' to the Health Question above; **AND/OR** The amount of the above Mortgage Loan, plus the outstanding principal balances of any other existing life-insured PCF brand mortgage loans you have under Canada Life Group Policy G.60230-02 (the "Policy") and the previous Canada Life Group Policy G.60129-02 (the "Previous Policy"), exceed $500,000 (your other life-insured PCF brand mortgage loans under the Previous Policy, if any, may be referred to as "Mortgages" in your other certificates of insurance).

the date it was issued, after which time it will be cancelled. Once accepted, if the mortgage has not been advanced within 120 calendar days from the date of this commitment,we have the right to cancel or adjust the terms and conditions of the mortgage.
3) With the special product offer you have selected, you will not earn closing or anniversary PC points.

assumability
1) This mortgage may be assumed by a qualified purchaser.

portability
1) The interest rate, term remaining and principal balance on this mortgage may be transferred to a new mortgage on a new property. However, we will re-qualify both you and the new property. You may be required to pay a CMHC/Genworth/AIG United Guaranty premium (plus PST, if applicable) to transfer the mortgage to a new property.

administration & service fees
1) There is a non-refundable property valuation fee of $250.00 that will be deducted from the advance of this mortgage.

services.
10) CIBC Mortgages Inc. is no longer offering the Home Warranty program.

features of your approved mortgage

pre-payment

1) To qualify for the prepayment privileges outlined here, you must meet the following conditions:
- you must have met all of your obligations under the mortgage; and
- your property must contain no more than four living units or be a single residential condominium unit.

The mortgage year is the 12-month period starting on the interest adjustment date and each anniversary of the interest adjustment date.

All prepayment charges are in addition to regular interest at the rate specified in your mortgage.

NOTE: If you are allowed to, and want to prepay the ENTIRE principal amount of your mortgage, you can ask us to provide you with a statement of the amount required to pay off your mortgage loan amount. You can specify the date you wish to make the full prepayment. However, the date cannot be more than 30 days after the date you request us to prepare the statement. The date you choose is called the Statement Effective Date. We will not process any mortgage payments, or any other payments that we receive, between the date we prepare the mortgage payout statement and the Statement Effective Date. We will charge you interest on accrued interest and on any amounts we do not process, including your regular mortgage payments, during this time. If you do not pay off your mortgage by the Statement Effective Date, we will, within 60 days following the Statement Effective Date, process all mortgage payments, and any other payments, that we did not process between the date we prepared the mortgage payout statement and the Statement Effective Date. All prepayment charges are in addition to regular interest at the rate specified in your mortgage, and if applicable, interest on accrued interest in connection with payments not processed between the date on which you made your last regular payment and the prepayment date.

2) INCREASING AND DECREASING THE AMOUNT OF YOUR PAYMENTS

Once in each mortgage year, you may increase the amount of your regular payment by up to 25% of the original principal and interest payment, without paying a prepayment charge.

Once in each mortgage year, you may also decrease the amount of your principal and interest payment as long as the resulting amortization period is not greater than the remaining time left in the original amortization period.

These privileges are non-cumulative. This means that you cannot carry forward unused allowable increases or decreases in payments to future years.

3) MAKING LUMP-SUM PAYMENTS WITHOUT A PREPAYMENT CHARGE

In each mortgage year, you may prepay up to 20% of the original principal amount without a prepayment charge.

The following conditions apply to making lump-sum prepayments:
- you may only make a prepayment on a regular payment date;
- you can make more than one prepayment in a mortgage year, but the total prepayment in any mortgage year cannot be more than the 20% limit;
- each prepayment must be at least $100.00;
- if you do not use this privilege in a mortgage year, you cannot carry forward any unused allowable prepayments to any following mortgage years; and
- this right of prepayment without a prepayment charge does not apply if you prepay the entire principal amount, even if you have not used this privilege in the mortgage year when the mortgage is paid off.

4) If you are making a PARTIAL prepayment, the interest rate differential amount is the DIFFERENCE between the following two amounts:

1. The interest costs on the amount you are prepaying that is subject to a prepayment charge, calculated over a period of time equal to the period of time from the prepayment date to the maturity date of your mortgage. Interest is calculated at your existing annual interest rate, plus any discount you received on your existing annual interest rate. Interest is compounded semi-annually , not in advance and is calculated using your principal and interest payment amount in effect at time you prepay.

2. The interest costs on the amount you are prepaying that is subject to a prepayment charge, calculated over a

First Payment Date of: AUG1/2017,
Maturity Date of: JULY2/2022, and
MONTHLY Principal and Interest amount of: $1235.01.
Please note that the final registration details will be confirmed on the disclosure statement.

3) If you decide to make any amendments to the terms of this commitment, your request must be received at least 5 business days before the closing date. If, as a result of any amendments, the final rate exceeds the interest rate on this commitment or the qualifying rates in effect at the time of this commitment, we have the right to re-qualify your mortgage application.

4) This is a commitment for a first mortgage only.

5) If you chose to have your property taxes collected with your principal and interest payments:

ONTARIO & MARITIME
You are responsible to pay all 2015 interim property taxes in full if this mortgage closes between January 16th and April 30th, 2015. We will begin paying taxes beginning with the 2015 final tax billing. If this mortgage closes between May1, 2015 and January 15, 2015, you are responsible to pay all 2015 taxes. Tax payments collected will be for the 2016 tax account.

B.C., ALBERTA, SASKATCHEWAN & MANITOBA
If the interest adjustment date for your mortgage is on or before February 28, 2015, tax payments collected **will** be for the 2015 tax account. If the interest adjustment date is on or after March 1, 2015, then you will be responsible to pay the taxes for 2015. Tax payments collected will be for your 2016 tax account.
If you have chosen to pay your own property taxes, taxes are to be paid when they are due and you agree to provide us with a copy of the receipted tax bill within 30 days after the due date of the final instalment. If you do not provide us with a receipted tax bill, you agree to reimburse us for any costs we incur to obtain a tax search.

6) This is to notify you that we have requested a credit report on you based on the consent you gave us or your mortgage consultant during the application process. This report is required in connection with your application for a Presidents Choice Financial mortgage. The agencies we use are:

Equifax Canada Inc
Consumer Relations Department
Box 190 Jean Talon Station
Anjou, Quebec
H1S 2Z2

1-800-465-7166
www.equifax.ca
TransUnion of Canada (all of Canada except Quebec)
P O Box 338 LCD1
Hamilton, Ontairo
L8L 7W2

1-800-663-9980
www.tuc.ca

7) Federal regulations require us to give you a disclosure statement that provides information about your mortgage. This information includes the details of the loan and the total cost to you of borrowing. The regulations require that we give you the disclosure statement at least two clear business days before you enter into the mortgage, so you can review the information. Under the regulations, you can agree to receive the disclosure statement at a later time. By signing below you agree that we can give you the disclosure statement no later than the time you enter into the mortgage. If you do not agree and require the disclosure statement be sent to you at least two clear days prior to entering into the mortgage, you can contact us at 1-888-276-3744. In some cases the time of our receipt of your request may delay your mortgage closing.
Also, by signing below, you:
- acknowledge that you have received and read a signed copy of this approval;
- accept all of the terms and conditions of this approval; and
- accept notices from us by mail, fax, e-mail or internet.

Tim Hortons
Global Restaurant Support Centre
226 Wyecroft Road
Oakville, ON L6K 3X7

Date: May 16, 2017

Dear Madam/Sir:

Re: Sadaf Duri

This letter will confirm that Sadaf Duri has been employed by TDL Group Corp since March 22, 2017 and currently holds the position of Analyst, People Services - HRIS. Sadaf's current salary is $54,000 per annum. Sadaf's targeted annual bonus is 10% of her gross salary. As a permanent full time employee, she also receives company paid medical benefits.

If you require any additional information, please contact myself at 905-339-5730.

Regards,

Holly Blair

Holly Blair
Sr. Analyst, People Services-HRIS
The TDL Group Corp., an affiliate of Restaurant Brands International Inc.
BURGER KING® and TIM HORTONS® Brands
hblair@rbi.com

SADAF DU-RI

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PAY TO THE ORDER OF VOID VOID $ VOID

/100 DOLLARS

Security features included Details on back

BMO Bank of Montreal

2535 MAJOR MACKENZIE DRIVE TEL: (905) 832-6336
MAPLE, ONTARIO L6A 1C6

MEMO

⑈133⑈ ⑆39952⑉001⑆ 8051⑉349⑈

President's Choice FINANCIAL

the unbeatable, eatable mortgage™ commitment

reference#: 117009869 **issued:** Thursday, May 25, 2017

Borrower: Sadaf Dur-I
H: (647) 886-4210
W:

from: President's Choice Financial
33 Yonge Street, Suite 700
Toronto, Ontario M5E 1G4

c/o: S "Goldie" Singh
Phone: (888) 276-3744 x8865
Fax: (866) 949-8349

We are pleased to confirm that we have approved your application for a mortgage under the following terms and conditions:

mortgage details: Purchase

Address of Property to be mortgaged: 4011 Brickstone MEWS, 3509,Mississauga, ON L5B 0J7

Mortgage Amount:	$ 276,000.00	Term:	60 Months, Closed
Mtg. Insurance Premium:	$ 0.00	Amortization:	25.0 years
Total Mortgage Amount:	$ 276,000.00	Payment Frequency:	Monthly
Advance Date:	Thursday, June 29, 2017	Principal & Interest Payment:	$ 1,235.01
Interest Rate: *	2.49%	Property Taxes to be Paid By:	Borrower
Product: **	Fresh Cut No Points	Property Valuation Fee:	$ 250.00

* Per Annum, semi-annually, not in advance
**You will not earn closing or anniversary PC points.

conditions of your approval

1) Borrower:
You must satisfy the following conditions at least 10 days before closing.
2) Your broker/specialist will provide the following income verification to confirm the annual income stated in your application:
Most recent Pay Stub dated within the last 45 days or most recent Direct Deposit (Electronic Funds Transfer) payroll deposit dated within the last 45 days and either most recent Federal or Quebec Notice of Assessment (NOA) or most recent T4 or Empolyment Letter or Previous Year End Pay Stub or Direct Deposit (Electronic Funds Transfer) History Printout showing consistant pay deposits for the last 6 months if most recent Direct Deposit (Electronic Funds Transfer) is provided.
3) Your broker/specialist will provide verification for the funds being used as your down payment by providing the following (provide the documentation for all sources of funds to be used for the down payment):
If from a savings account -- a copy of your accounts transactions during the last 3 months showing a gradual accumulation of the funds;

Reference#: 117009869

Transmission Log

MSDU / RBCD

Friday, 2017-05-26 09:29

4163403757

Date	Time	Type	Job #	Length	Speed	Fax Name/Number	Pgs	Status
2017-05-26	09:22	SCAN	07750	6:07	14400	Confidential	16	OK -- V.17 AM31