

# Worksheet

## Leasing

Suite: 3102 Tower: PSV 2 Date: Oct. 26<sup>th</sup> Completed by: Aloni

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Aird and Berlis LLP in Trust
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☒ Agreement must be in good standing. Funds in Trust: \$ \_\_\_\_\_
- ☒ Copy of Tenant's ID
- ☒ Copy of Tenant's First and Last Month Rent
- ☐ Copy of Tenant's employment letter or paystub
- ☐ Copy of Credit Check
- ☒ Copy of the Purchasers Mortgage approval
- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

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Royal Bank of Canada  
Banque Royale du Canada  
33 CITY CENTRE DR  
MISSISSAUGA, ON

59561519 6-516

DATE 20171020  
Y/A MM D/J

PAY TO THE ORDER OF / PAYEZ À L'ORDRE DE Maple City Centre Seven New Dev. Partnership

EFFECTLY \$565.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$50000 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 50000 \$ CANADIENS

RE/OBJET

PSV2 3102

PURCHASER NAME / NOM DE L'ACHÉTEUR  
Mohamed Ali El Alawi

PURCHASER ADDRESS / ADRESSE DE L'ACHÉTEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

[Signature]

COUNTERSIGNED / CONTRESIGNÉ

CANADIAN DOLLARS CANADIENS

1559561519 00313320031 099001305



Royal Bank of Canada  
Banque Royale du Canada  
33 CITY CENTRE DR  
MISSISSAUGA, ON

59561518 8-516

DATE 20171020  
Y/A MM D/J

PAY TO THE ORDER OF / PAYEZ À L'ORDRE DE ATRO AND BERLIS LLP IN TRUST

EFFECTLY \$66,435.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$50000 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 50000 \$ CANADIENS

RE/OBJET

PSV2 3102

PURCHASER NAME / NOM DE L'ACHÉTEUR  
Mohamed Ali El Alawi

PURCHASER ADDRESS / ADRESSE DE L'ACHÉTEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

[Signature]

COUNTERSIGNED / CONTRESIGNÉ

CANADIAN DOLLARS CANADIENS

\$66,435.00

1559561518 00313320031 099001305

Rec'd  
Oct 24/17  
[Signature]

PSV2

## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and  
MOFEEED ALI EL ALAWI (the "Purchaser")

Suite 3102 Tower TWO Unit 2 Level 30 (the "Unit")

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

Insert:

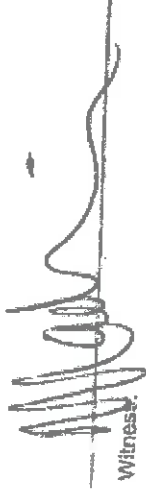
Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

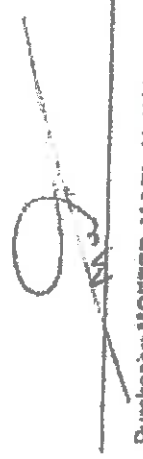
- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement;
- (c) the Purchaser 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 26<sup>th</sup> day of October 2017.

  
Witness:

  
Purchaser: MOFEEED ALI EL ALAWI

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of October 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

**OREA** Ontario Real Estate Association  
**Agreement to Lease**  
**Residential**  
**Form 400**  
for use in the Province of Ontario

**Toronto**  
**Real Estate**  
**Board**

This Agreement to Lease dated this 13 day of JUNE, 2017

**TENANT (Lessee),** Alexa Hadeed

**LANDLORD (Lessor),** Mofeed Ali El Alawi

(Full legal name of all Tenants)

**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  
#3102-510 CURRAN PI  
Mississauga LSB 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 12 months commencing July 1, 2017

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of  
Two Thousand Three 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 (CAD\$ 2,300.00)

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers as otherwise described in this Agreement  
(Herewith/Upon acceptance/as otherwise described in this Agreement)  
by negotiable cheque payable to KELLER WILLIAMS REALTY SOLUTIONS, Brokerage "Deposit Holder"

in the amount of Thirteen Thousand Eight Hundred

Canadian Dollars (CAD\$ 13,800.00) 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 3 Months  
month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction. LAST 5 MONTHS

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 Use by Alexa Hadeed

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

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

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

INITIALS OF TENANT(S):

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INITIALS OF LANDLORD(S):

MA

7. **PARKING:** 1 Underground Parking Included.

8. **ADDITIONAL TERMS:**

It is understood and accepted by the Landlord and the Tenant that gas and water are currently metered separately and to be paid by the Tenant. Furthermore, if gas and water could in the future become the responsibility of the Condominium Corporation the landlord will inform the Tenant immediately.

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant LANDLORD until 11:59 p.m. on the 14 day of JUNE, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid hereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance hereof 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)  
Email Address: team@khoulani.com (For delivery of Documents to Landlord)  
FAX No. \_\_\_\_\_ (For delivery of Documents to Tenant)  
Email Address: todd@property.ca (For delivery of Documents to Tenant)

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

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) ..... DATE 2017-06-14 | 9:34 AM ED  
(Witness) ..... DATE  
(Witness) ..... DATE  
ALEXA HADEED (Landlord or Authorized Representative)  
Bernard Hadeed (Tenant or Authorized Representative)  
BERNARD HADEED (Guardian)

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) ..... DATE 06/14/2017  
(Witness) ..... DATE  
(Witness) ..... DATE  
[Signature] (Landlord or Authorized Representative)  
(Landlord or Authorized Representative)  
(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) ..... DATE  
(Spouse) ..... DATE  
**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all the above typed and written was initially acceptance by all parties of ..... June 20, 17  
[Signature] (Landlord or Tenant)

**INFORMATION ON BROKERAGE(S)**

Listing Brokerage: KELLER WILLIAMS REALTY SOLUTIONS Tel No. (905) 949-8866  
MOHAMED AL-ALI  
Co-op/Tenant Brokerage: PROPERTY CA REALTY INC. Tel No. (416) 583-1666  
TODD ARMSTRONG  
(Salesperson / Broker Name)

**ACKNOWLEDGEMENT**

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and its copy to my lawyer.

[Signature] DATE 06/14/2017  
[Signature] DATE 2017-06-14  
(Landlord) ..... DATE  
(Tenant) ..... DATE  
Address for Service .....  
Tel No. ....  
Tenant's Lawyer .....  
Address .....  
Email .....  
Tel No. .... FAX No. ....

**FOR OFFICE USE ONLY**

**COMMISSION TRUST AGREEMENT**

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

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

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

[Signature] DATE 06/14/2017  
[Signature] DATE 06/14/2017

The transactions BEAROR: REALTOR and the REALTOR are controlled by the Canadian Real Estate Association (CREA) and the only real estate professionals who are members of CREA. Used under license by its members and licensees only. Any other use or reproduction of this document without the prior written consent of CREA is prohibited. CREA bears no liability for your use of this form.

**OREA** Ontario Real Estate Association  
**Schedule A**  
**Form 400** Agreement to Lease - Residential  
For Use in the Province of Ontario

Toronto  
Real Estate  
Board

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

**TENANT (Lessee),** Aloxa Hadeed

**LANDLORD (Lessor),** Mofeed Ali El Alawi

for the lease of #3102-510 CURRAN PL

Mississauga

LSB 018

dated this 13 day of JUNE

2017

The Tenant agrees to pay the deposit not later than 3 full business day following acceptance of the Offer to Lease by wire transfer to be held in trust **KELLER WILLIAMS REALTY SOLUTIONS, Brokerage pending completion** or as otherwise described in this Agreement.

1ST MONTH & LAST 5 MONTHS

Six (6) months rent will be prepaid via the deposit (First 6 months). Tenant will provide the landlord with post-dated cheques for Jan 1, 2018 through June 1, 2018 inclusive. Cheques will be delivered at a date in July to be agreed upon. August 1 2017 to January 1 2018 on the key exchange date

Following this 12 month term the Landlord and Tenant may enter into an agreement for another 12 months or agree to a month-to-month tenancy at an agreed upon rental rate.

Tenant(s) agrees to establish a personal utilities account prior to the commencement of the Lease, and agrees to provide proof to the Landlord on or before the date of possession that these services have been transferred to the Tenant's name.

Landlord represents and warrants that the appliances listed will be in good working order at the commencement of the lease term. Tenant(s) agrees to maintain said appliances in a state of cleanliness at the Tenant's cost. Landlord agrees to arrange for the timely repair of the appliances throughout the Term of Lease and the Tenant agrees to provide notice of such requirements in a timely manner.

Tenant(s) acknowledges that the Landlord's insurance on the premises does not cover the Tenant's personal property. Tenant(s) agrees to obtain and maintain a Tenant's content and liability insurance policy protecting the Tenant(s) against loss, damages or theft of any of the Tenant's property and providing at least \$1,000,000 liability coverage. Tenant(s) agrees to provide proof of such insurance coverage prior to the commencement of the lease.

Tenant(s) agrees not to make alterations, paint or install equipment or fixtures in the premises without prior written approval from the Landlord. Any damage resulting from the above must be reinstated back to its original condition prior to the end of the tenancy. Tenant(s) acknowledges that the specified unit is intended for long term residential occupancy by owners and/or their tenants, and was not intended to be used for the purposes of a hotel, suite hotel, boarding or lodging house, or for other short term transient or commercial purposes.

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

INITIALS OF TENANT(S):

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INITIALS OF LANDLORD(S):

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**Schedule A**  
**Agreement to Lease - Residential**

**Toronto  
Real Estate  
Board**

**Form 400**

for use in the Province of Ontario

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

**TENANT (lessee),** Alexa Hadeed

**LANDLORD (lessor),** Mofeed Ali El Alawi

for the lease of #3102 -510 CURRAN PL

Mississauga

L5B 0J8 dated the 13 day of JUNE, 2017

Tenant(s) acknowledges and agrees that no subletting or short term rentals are permitted under any circumstances this includes but is not limited to Air B&B, VRBO vacation rentals by Owners, Kijiji rental, renting to friends or family while you are away and B&B.

Tenant(s) acknowledges that the rented premises are located within a building that is subject to the government of the Condominium Act, and covenants and agrees with the Landlord to be bound by the provisions of the Condominium Act, the Declaration, By-laws and Regulations of the Condominium Corporation and that where any conflict occurs between the provisions of the terms of this Offer to Lease and the Condominium Act, the Declaration, By-laws, and Regulations of the Condominium Corporation as amended from time to time, and all requirements of the Declaration and/or By-laws and it indemnify the Landlord against any breaches thereof. The obligations created by the Tenant so named herein shall be jointly and severally assumed by the guarantor, whose name is identified at the end of this Agreement, and the guarantor agrees to be bound by the terms herein. In the enforcement of its rights under this guarantee, the Landlord may proceed against the guarantor as if the guarantor were named as Tenant under this Lease.

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

**INITIALS OF TENANT(S):**

AA

**INITIALS OF LANDLORD(S):**

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**OREA** Ontario Real Estate Association **Schedule C**  
**Agreement to Lease - Residential**

Form 401  
for use in the Province of Ontario

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

TEENANT (Lessee): ALEXA HADEED and  
LANDLORD (Lessor): Mofeed Ali El Alawi  
for the lease of 3102-510 CURRAN AVE, MISSISSAUGA, ON  
dated the 13<sup>th</sup> day of JUNE 2017

The Tenant agrees to provide the deposit as agreed upon in the offer as a certified cheque or bank draft payable to the listing brokerage. The Tenant also agrees to voluntarily provide the remainder of the rent as post-dated cheques payable to the landlord.

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MA  
MA  
MA

This Offer to Lease is conditional upon the Landlord satisfying the Landlord concerning the personal and/or credit worthiness of the Tenant. The Tenant hereby consents to having the Landlord conduct or cause to be conducted a personal and/or credit investigation in respect to the Tenant. Unless the Landlord gives notice in writing delivered to the Tenant personally or in accordance with any other provisions for the delivery of notice in this Agreement to Lease or any Schedule thereto not later than TWO (2) days following acceptance of this, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Tenant in full without deduction. This condition is included for the benefit of the Landlord and may be waived at the Landlord's sole option by notice in writing to the Tenant as aforesaid within the time period stated herein.

Tenant agrees to pay the landlord a service charge of \$50.00 for each and every cheque which the tenant's bank or depository refused to honour.

Landlord's fire insurance on the premises provides NO coverage on the tenant's personal property. The tenant agrees to purchase and maintain fire insurance on his personal contents and liability insurance for the said property to be in force and effect as of the first day of occupancy. Tenant agrees to provide a copy of the insurance policy to the landlord before occupancy. Tenant also agrees that should he/she decide to extend his/her lease at the end of the term, that he must also renew his insurance policy and provide the landlord a copy of the renewed policy.

Tenant agrees to provide the landlord a \$200 key deposit before receiving the keys. Once all the keys are returned to the owner in good working condition, the deposit will be returned to the tenant.

Tenant agrees to contact the hydro company and transfer the account to the tenant's name. The tenant agrees to provide the landlord proof that the hydro account has been transferred prior to the commencement date.

Tenant agrees not to make any decorating changes to the premises without the express or written consent of the landlord or his authorized agent. Tenant agrees to be financially responsible for any replacement or repair cost due to these changes.

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

INITIALS OF TENANT(S): MA INITIALS OF LANDLORD(S): MA



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**OREA** Ontario Real Estate Association **Schedule C**  
**Agreement to Lease - Residential**

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): ALEXA HADEED  
LANDLORD (Lessor): Mofeed Ali El Alawi

for the lease of 3102-510 CURRAN AVE, MISSISSAUGA ON  
dated the 13 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.

Tenant acknowledges that the property is as unless it is otherwise specified in this agreement.

Tenant hereby covenants with the landlord and with the condominium corporation that the tenant, members of the household and guests will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The tenant agrees that any damage caused by the tenant's negligence or willful damage shall be fully covered and paid in full by the tenant.

The following articles of personal property belonging to the landlord are included in the rental: All Elfs, Window Blinds, Fridge, Stove, B/I Dishwasher, B/I Microwave, Washer, Dryer. The landlord represents and warrants that the appliances as listed in this agreement to lease will in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the tenant's cost.

STACKE FRONTLOAD  
MR 06-14-17  
13 PM EDT

Tenant agrees that Smoking is NOT allowed on the premises and that absolutely NO pets are to be kept on the premises at any time.

The tenant agrees to keep the landlord informed of their updated contact information during the term of the lease.

Landlord agrees to pay for and be responsible for any major repairs such as plumbing, electrical, etc. Major repairs include any repairs over \$75. The Tenant shall notify the landlord immediately of any such problems and the landlord shall have the problem rectified as soon as possible.

Tenant agrees to pay for and be responsible for any minor repairs such as light bulbs, tap washers, etc., considered as normal wear and tear. Minor repairs include any repairs under \$75.

The tenant agrees not to sublet during the term of the lease without the written approval of the landlord.

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

INITIALS OF TENANT(S): HA INITIALS OF LANDLORD(S): MR

**OREA** Ontario Real Estate Association **Schedule C**  
**Agreement to Lease – Residential**

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):** ALEXA HA DEED

**LANDLORD (lessor):** Mofeed Ali El Alawi

for the lease of 3102 - 510 CURRAD AVE, MISSISSAUGA, ON  
dated the 13 day of JUNE, 2017

Tenant agrees to use the premises only for residential purposes. Tenant agrees not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, federal, provincial laws, bylaws and/or regulations.

Landlord retains the right to inspect and to do repairs inside or outside the premises if necessary, provided the tenant is giving 24 hours written or verbal notice.

Landlord agrees to remove all furniture and belongings in the unit and leave the premises clean and in broom swept condition prior to the commencement of the lease. Tenant also agrees to remove all furniture and belongings in the unit and leave the premises clean and in broom swept condition prior to vacating the premises at the end of the lease.

Landlord agrees that One (1) Parking Spot and One (1) Locker is included in the rent.

Only the tenant and his immediate family of not more than the people identified in the rental application shall occupy the premises.

The tenant agrees to provide the landlord copies of driver's license or passports of all occupants of the said property before receiving the keys.

Tenant, if not in default hereunder shall have the option, by written notice, given to the landlord at lease sixty (60) days before the end of the lease term, to renew the lease for a further one (1) year on the following terms and conditions; in accordance with the guidelines established under the applicable rent review legislation. Should the tenant decide not to exercise his option to renew the lease, the tenant will allow the owner or his agent to show the property within reasonable hours, with twenty-four (24) hours notice, during the last sixty (60) days of the said lease.

The tenant acknowledges that Khoulani Management Inc. has been authorized to act on behalf of the owner. All cheques pertaining to the said property shall be made payable to Khoulani Management Inc. In addition, any complaints or concerns during the term of the lease shall be directed to Khoulani Management Inc.

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

INITIALS OF TENANT(S):

DS  
HA

INITIALS OF LANDLORD(S):

MA  
1:38PM EDT  
6/16/17



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## Confirmation of Co-operation and Representation

Toronto  
Real Estate  
Board

### Form 320

for use in the Province of Ontario

**BUYER:** Alexa Hadeed  
**SELLER:** Mofeed Ali El Alawi

For the transaction on the property known as: #3102-510 CURRAN PL Mississauga L5B 0J8

#### DEFINITIONS AND INTERPRETATIONS:

For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

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

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

#### 1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.  
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
- 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

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

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the Buyer; 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)

CS  
M  
BUYER

JA  
CO-OPERATING/BUYER BROKERAGE

MA  
BUYER

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

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

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

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

PROPERTY.CA REALTY INC.

(Name of Co-operating Buyer Brokerage)

36 DISTILLERY LANE UNIT 500 TORONTO

KELLER WILLIAMS REALTY SOLUTIONS  
(Name of Listing Brokerage)

1270 CENTRAL PKWY W #101 MISSISSAUGA

Tel: (416) 583-1660

Fax: (416) 352-1740

(905) 949-8866

(905) 949-6262

Signed by:

2017-06-14

Hamid Al-Khalai

06/14/2017

(Authorized to bind the Co-operating/Buyer Brokerage)

(Authorized to bind the Listing Brokerage)

TODD ARMSTRONG

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

MOHAMED AL-ALI

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

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

Signed by Buyer

2017-06-14

06/14/2017

(Signature of Buyer)

(Signature of Seller)

(Signature of Buyer)

Date:

(Signature of Seller)

Date:

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Rental Application  
Residential

## Form 410

For Use in the Province of Ontario

I/We hereby make application to rent .....

from the ..... day of ..... 20..... at a monthly rental of \$ 2,250 .....

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

1. Name Alexa Hadeed ..... Date of birth June 12, 1998 .. SIN No. [Optional] .....Drivers License No ..... Occupation Student .....2. Name Bernard Hadeed ..... Date of birth Aug 18, 1966 .. SIN No. [Optional] .....Drivers license No 441977 (Trinidad & Tobago) ..... Occupation Business Exec (Managing Director/Owner) .....

3. Other Occupants: Name ..... Relationship ..... Age .....

Name ..... Relationship ..... Age .....

Name ..... Relationship ..... Age .....

Do you have any pets? No ..... If so, describe .....Why are you vacating your present place of residence? I currently live in a school residence and would like to move off of campus .....

## LAST TWO PLACES OF RESIDENCE

Address Oscar Peterson Hall (UTM Residence) ..... Address Parents House: 45 Eglerslie Park,3359 Mississauga Road, Mississauga ..... Maraval, Port of Spain, TrinidadFrom 6th Sept., 2016 ..... To 18th April, 2017 .....Name of Landlord No landlord; School based residence ..... Name of Landlord .....

Telephone ..... (905) 569-4459 ..... Telephone .....

PRESENT EMPLOYMENT Bernard Hadeed (Father) ..... PRIOR EMPLOYMENT .....Employer Lifestyle Motors ..... ..Business address Churchill-Repasvick Highway, Barterville, Trinidad .....Business telephone PBX: 1 (868) 674-1000 .. Call: (868) 340-4919 .....Position held Managing Director / Owner .....Length of employment 14 Years at Lifestyle (inception) .....Name of supervisor Board of Directors .....Current salary range Monthly \$ CND \$33,000 .. avg per month .....

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**SPOUSE'S PRESENT EMPLOYMENT**

Employer: .....  
Employment start date: .....  
Business telephone: .....  
Position held: .....  
Length of employment: .....  
Name of supervisor: .....  
Current salary range: Monthly \$ .....

**PRIOR EMPLOYMENT**

Name of Bank **CIBC** Branch **Sheppard Ctr.** Address **4841 Young St. Toronto, ON**

Chequing Account # ..... Savings Account # .....

**FINANCIAL OBLIGATIONS**

Payments to **None** ..... Amount \$ .....  
Payments to ..... Amount \$ .....

**PERSONAL REFERENCES**

Name **Michelle Walters** Address **c/o CIBC, Sheppard Centre, 4841 Young St. Toronto, ON**  
Telephone **(416) 223-7361 x 343** Length of Acquaintance **over 15 years** Occupation **CIBC Internal Service Financial Advisor**  
Name **Jeff Hing** Address **65 Highland Crescent, North York, ON**  
Telephone **(416) 818-6300** Length of Acquaintance **over 34 years** Occupation **Owner (Lifestyle Communications/Roger's)**

**AUTOMOBILE(S)**

Make **Porsche** Model **Cayenne** Year **2014** Licence No **PCS92 (Trinidad & Tobago)**  
Make **Jeep** Model **Grand Cherokee** Year **2015** Licence No **PDN8 (Trinidad & Tobago)**

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

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

Signature of Applicant: ..... Date: .....  
Signature of Applicant: ..... Telephone: .....

**Florida**

*The Sunshine State*

DRIVER LICENSE CLASS E

**H330-013-98-712-0**

**ALEXA MARIE**

**HADEED**

**8144 SW 87TH TER**

**MIAMI, FL 33143-0000**

**DOB: 08-12-1998**

**SEX: F**

**HQ108-08**

**ISSUED: 08-11-2014**

**EXPIRES: 06-12-2023**

UNDER 21 UNTIL 06-12-2019



**CLASS: A**

**ENDORSE:**

**REPLACED:**

**08-08-2017**

*Handwritten signature*

ORGAN DONOR

Tenants ID



8/29/2016

FW: University of Toronto Credit Card Fee Payment Order C... - Cynthia Charles

# FW: University of Toronto Credit Card Fee Payment Order Confirmation

Bernard Hadeed

11/11/2016

University of Toronto - CCharles@bistnt.com>:



University of Toronto  
215 Huron Street, 3rd floor  
Toronto, Ontario  
M5S 1A2  
(416) 978-2142  
[Info.studentaccounts@utoronto.ca](mailto:Info.studentaccounts@utoronto.ca)

## Online Credit Card Payment Receipt

### Customer Information

Student Number

1003060466

Cardholder Name

Ajilame Habib

### Transaction Details

Merchant Name

University of Toronto

Reference Number

663582270010700740

Order ID

inlp16237150640p62

Payment Date

2016-08-25 15:08:44

Authorization Code

806781

8/29/2016

FW: University of Toronto Credit Card Fee Payment Order C... - Cynthia Charles

|                         |              |
|-------------------------|--------------|
| ISO Code                | 01           |
| Response Message        | APPROVED * = |
| Payment Amount (CAD)    | \$12,761.00  |
| Convenience Fee (1.75%) | \$223.32     |
| Total Charge (CAD)      | \$12,984.32  |

For more information about credit card payments, please see the Student Accounts website at [www.fees.utoronto.ca](http://www.fees.utoronto.ca):

- Credit Card Fee Payment Terms & Conditions
- Credit Card Payment FAQ

# KELLER WILLIAMS

KELLER WILLIAMS REALTY SOLUTIONS, BROKERAGE  
1270 CENTRAL PARKWAY WEST UNIT 101, MISSISSAUGA, ONTARIO L5C 4P4  
OFFICE 905.949.8866 FAX 905.949.6262

RECEIVED FROM:

**B HADEED (TENANT)**

NAME

COMPANY

THIRTEEN THOUSAND EIGHT HUNDRED DOLLARS

xx /100 DOLLARS

\$13,800

510 CURRAN PL #3102



BANK DRAFT



WIRE TRANSFER



CERTIFIED CHEQUE

MONEY ORDER

\*\*\*In the event conditions in your Agreement of Purchase and Sale are not satisfied and a Mutual Release directs return of deposit, funds will not be returned until 20 full business days have passed; Wire transfers and bank drafts will require 5 business days to be returned, personal cheques require 7 business days to be returned.\*\*\*

VIVIEN CHENG

SIGNATURE

*Vivien Cheng*

# RECEIPT

DATE: 16-Jun-17



B HADEED

3182-510 CURRAN PLACE

NAME OF REMITTER / D'ORDRE

PAY TO THE ORDER OF / PAYEZ A L'ORDRE DE

THE SUM OF / LA SOMME DE

TRANSIT NO. / N° D'IDENTIFICATION

BRANCH / CENTRE BANCAIRE

BANK DRAFT / TRAITE DE BANQUE

00412 - YONGE AND SHEPPARD  
NORTH YORK, ON

DATE Y/A M/M D/J

27771270-9

2017-06-15

\$\*\*\*\*\*13,800.00

CANADIAN DOLLARS / DOLLARS CANADIENS

CAD

FOR CANADIAN IMPERIAL BANK OF COMMERCE  
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

TO / À

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

WITH NO / AVEC LE  
12194

*Vivien Cheng*  
AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE  
COUNTERSIGNED / CONTRESIGNE

⑈ 277712709⑈ ⑈09502⑈010⑈ 00112⑈2743345⑈

FIRST / LAST 5 Months

**KELLER WILLIAMS REALTY SOLUTIONS., BROKERAGE  
REAL ESTATE TRUST ACCOUNT**

103 LAKESHORE RD. E  
MISSISSAUGA, ON L5G 1E2  
Tel: (905) 278-8888 Fax: (905) 278-8881

**TD CANADA TRUST**  
18154 YONGE STREET  
EAST GUILDFORD, ON L9N 0J3



PAY TO THE ORDER OF  
Eleven Thousand Two Hundred One and 00/100 Dollars

Khoulani Management Inc.

145059-A 3102-510 Curran Place

⑆001267⑆ ⑆30752004⑆ 3075014762⑆

**KELLER WILLIAMS REALTY SOLUTIONS., BROKERAGE  
REAL ESTATE TRUST ACCOUNT**

Paid To: Khoulani Management Inc.

CHEQUE NO. 001267

CHQ #001267

Date: July 13, 2017

Trade: 145059-A 3102-510 Curran Place

Notes: Refund of Balance of Deposit

Amount: \$11,201.00

Seller: Khoulani Management Inc.  
Buyer: Alexa Hadeed

*Khoulani*

001267

July 13, 2017

\*\*\*11,201.00

KELLER WILLIAMS REALTY SOLUTIONS., BROKERAGE

PER

PER



July 13, 2017

Khoulani Management Inc.

Re: Agreement to Lease  
3102-510 Curran Place  
Mississauga, ON  
L5B-0J8

|                               |           |
|-------------------------------|-----------|
| Lease price                   | 2,300.00  |
| Deposit Received              | 13,800.00 |
| Total Commission              | 2,300.00  |
| HST<br>842514531RT            | 299.00    |
| Total Balance Due to Landlord | 11,201.00 |

Reference Number is 145059

If you have any questions or concerns please do not hesitate to contact me directly.

Sincerely

A handwritten signature in black ink, appearing to be 'Harpreet Kaur', written over a horizontal line.

Harpreet Kaur  
Market Centre Administrator

Keller Williams Realty Solutions Brokerage | 1270 Central Pkwy W. #101 | Mississauga, Ontario | L5C 4P4  
Tel: 905-949-8866 | Fax: 905-949-9356

# Certas Home and Auto Insurance Company

## Confirmation of Property Insurance

Important: This document is not the insurance policy. It is for information purposes only and is subject to all terms, conditions, definitions and exclusions of the policy, including a "Standard Mortgage Clause" as per the attached. Insurance coverage is bound as of the effective date indicated herein. The full coverage details are contained in the insurance policy, which is being processed and will be mailed to you shortly.

**Policy number:** FA799162 (Holding coverage 2017-08-01)  
**Effective from:** 2017-08-01 to 2018-08-01

\*(12:01 a.m. all times are local times at the named Insured's postal address shown on this Confirmation)

**Insured(s)**  
HADEED ALEXA

**Address**  
510, CURRAN PL APT 3102  
MISSISSAUGA ON  
L5B 0J8

### Location Information

**Product:** Your Property Insurance - Tenants

**Risk Address:** 510, CURRAN PL APT 3102  
MISSISSAUGA ON  
L5B 0J8

**Description:** Building/apartment occupied as a principal residence and occupied by Insured  
50 dwelling units or more  
**Year of building construction:** 2016

**Mortgagee(s):**

**Deductible:** \$1,000

| Coverages                                     | Amount of insurance (\$) |
|-----------------------------------------------|--------------------------|
| C-Personal Property (Contents)                | \$30,000                 |
| D-Additional living expense/Fair rental value | \$6,000                  |
| E-Legal Liability                             | \$2,000,000              |
| F-Voluntary Medical Payments                  | \$5,000                  |
| G-Voluntary Payment for Damage to Property    | \$1,000                  |

2017-07-27

Date

DONNA MCILROY INS AGCY LTD

ALEXA MARIE HADEED

008

DATE 2017-08-09  
Y Y Y Y M M D D

PAY TO THE ORDER OF Khoulani Management Inc. \$ 200.00-

Refundable  
key  
Deposit

Two hundred dollars 100 DOLLARS ☐

 CANADIAN IMPERIAL BANK OF COMMERCE  
4841 YONGE STREET  
NORTH YORK, ONTARIO M2N 5X2

A. Hadeed

⑈008⑈ ⑆00412⑈010⑆ 53⑈03095⑈

ALEXA MARIE HADEED

001

DATE 2017-09-01  
Y Y Y Y M M D D

PAY TO THE ORDER OF Khoulani Management Inc. \$ 2300.00

Two thousand three hundred 100 DOLLARS ☐

 CANADIAN IMPERIAL BANK OF COMMERCE  
4841 YONGE STREET  
NORTH YORK, ONTARIO M2N 5X2

A. Hadeed

⑈001⑈ ⑆00412⑈010⑆ 53⑈03095⑈

ALEXA MARIE HADEED

003

DATE 2017-10-01  
Y Y Y Y M M D D

PAY TO THE ORDER OF Khoulani Management Inc. \$ 2300.00

Two thousand three hundred 100 DOLLARS ☐

 CANADIAN IMPERIAL BANK OF COMMERCE  
4841 YONGE STREET  
NORTH YORK, ONTARIO M2N 5X2

A. Hadeed

⑈003⑈ ⑆00412⑈010⑆ 53⑈03095⑈

ALEXA MARIE HADEED

004

DATE 2017-11-01  
Y Y Y Y M M D D

PAY TO THE ORDER OF Khoulani Management Inc. \$ 2300.00  
Two thousand three hundred / 100 DOLLARS ☐ Security features  
included  
Refer to back



Aladeed

⑈004⑈ ⑈00412⑈010⑈ 53⑈03095⑈

ALEXA MARIE HADEED

005

DATE 2017-12-01  
Y Y Y Y M M D D

PAY TO THE ORDER OF Khoulani Management Inc. \$ 2300.00  
Two thousand three hundred / 100 DOLLARS ☐ Security features  
included  
Refer to back



Aladeed

⑈005⑈ ⑈00412⑈010⑈ 53⑈03095⑈

ALEXA MARIE HADEED

006

DATE 2018-01-01  
Y Y Y Y M M D D

PAY TO THE ORDER OF Khoulani Management Inc. \$ 2,300.00  
Two thousand three hundred / 100 DOLLARS ☐ Security features  
included  
Refer to back



Aladeed

⑈006⑈ ⑈00412⑈010⑈ 53⑈03095⑈





## CIBC Account Statement

FILIRBI: HADEED

For Mar 1 to Mar 31, 2017

Account number

Branch transit number

The names shown are based on our current records, as of April 5, 2017.  
This statement does not reflect any changes in account holders and  
account holder names that may have occurred prior to this date.

### Account summary

|                                 |            |
|---------------------------------|------------|
| Opening balance on Mar 1, 2017  | \$8,002.22 |
| Withdrawals                     | 2.00       |
| Deposits                        | 2.00       |
| Closing balance on Mar 31, 2017 | \$8,002.22 |

### Contact Information

☎ 1 800 485 CIBC (2422)  
Contact us by phone for questions  
on this update, change of personal  
information, and general inquiries,  
24 hours a day, 7 days a week  
TTY hearing impaired  
1 800 485 7401  
Outside Canada and the U.S.  
1 962 420 CIBC (2422)  
🌐 [www.cibc.com](http://www.cibc.com)

### Transaction details

| Date   | Description             | Withdrawals (\$) | Deposits (\$) | Balance (\$) |
|--------|-------------------------|------------------|---------------|--------------|
| Mar 1  | Opening balance         |                  |               | \$8,002.22   |
| Mar 31 | SERVICE CHARGE          | 2.00             |               | 8,000.22     |
|        | SERVICE CHARGE DISCOUNT |                  | 2.00          | 8,002.22     |
|        | Closing balance         |                  |               | \$8,002.22   |

## CIBC Account Statement

Mar 1 to Mar 31, 2017  
Account number: 18-09836  
Branch transit number: 00412

Important: This statement will be considered correct if you do not report errors, omissions or irregularities in entries and balances to CIBC in writing within the period applicable to your regular account recordkeeping option, as follows:

- Bankbook or paperless: 60 days from the date the entry was, or should have been, posted; or
- Statement: 30 days from last date of the statement period covered by a previously issued regular statement where such period included the date the entry was, or should have been, posted.

This rule does not apply to improper credits to your account. Your rights under your Personal Account Agreement to verify and notify CIBC of account errors, omissions or irregularities do not apply to this statement which is for information or replacement purposes only.

### \*Foreign Currency Conversion Fee:

If you withdraw foreign currency from a bank machine located outside Canada, you are charged the same conversion rate CIBC is required to pay plus an administration fee, which is disclosed in the CIBC Personal Account Service Fees brochure, a copy of which is available at any CIBC branch in Canada (this is in addition to any transaction fee applicable to the withdrawal and the network fee)

<sup>TM</sup> Trademark of CIBC

® Registered trademark of CIBC

® Interac is a registered trademark of Interac Inc./CIBC Licensee



## CIBC Account Statement

MISS ALEXA MARIE HADEED

For Mar 1 to Mar 31, 2017

Account number

The names shown are based on our current records, as of April 5, 2017.  
This statement does not reflect any changes in account holders and  
account holder names that may have occurred prior to this date.

Branch transit number

### Account summary

|                                 |             |
|---------------------------------|-------------|
| Opening balance on Mar 1, 2017  | \$13,627.56 |
| Withdrawals                     | -           |
| Deposits                        | 3,018.22    |
|                                 | 349.42      |
| Closing balance on Mar 31, 2017 | \$10,990.78 |

### Contact information

1 800 465 CIBC (2422)  
Contact us by phone for questions  
on this update, change of personal  
information, and general inquiries  
24 hours a day, 7 days a week  
TTY hearing impaired  
1 800 465 7401  
Outside Canada and the U.S.  
1 802 420 CIBC (2422)  
www.cibc.com

### Transaction details

| Date  | Description                   | Withdrawals (\$) | Deposits (\$) | Balance (\$) |
|-------|-------------------------------|------------------|---------------|--------------|
| Mar 1 | Opening balance               |                  |               | \$13,627.56  |
| Mar 1 | RETAIL PURCHASE 014001001160  |                  |               |              |
|       | INK # 4822 T1                 | 5.62             |               | 13,622.04    |
|       | VISA DEBIT RETAIL PURCHASE    |                  |               |              |
|       | UBER CA MAR01 5 706022526800  | 70.26            |               | 13,551.78    |
| Mar 3 | RETAIL PURCHASE 000001509002  |                  |               |              |
|       | HOLT RENFREW BL               | 82.49            |               | 13,469.29    |
|       | RETAIL PURCHASE 000001434008  |                  |               |              |
|       | HOLT RENFREW BL               | 531.10           |               | 12,938.19    |
| Mar 6 | RETAIL PURCHASE 706223259271  |                  |               |              |
|       | TIM HORTONS ADT               | 5.76             |               | 12,932.43    |
|       | INTL VISA DEB RETAIL PURCHASE |                  |               |              |
|       | FREEPEOPLE.COM 706318850944   | 153.14           |               | 12,779.29    |
|       | 111.17 USD @ 1.377530         |                  |               |              |
|       | RETAIL PURCHASE 000001153002  |                  |               |              |
|       | HOLT RENFREW BL               | 48.55            |               | 12,729.74    |
|       | RETAIL PURCHASE 000001840060  |                  |               |              |
|       | CHAMP'S SPORTS P              | 343.52           |               | 12,386.22    |

(continued on next page)

# CIBC Account Statement

Mar 1 to Mar 31, 2017  
Account number: 53-03085  
Branch transit number: 00412

## Transaction details (continued)

| Date   | Description                     | Withdrawals (\$) | Deposits (\$) | Balance (\$) |
|--------|---------------------------------|------------------|---------------|--------------|
| Mar 5  | Balance forward                 |                  |               | \$12,386.22  |
|        | RETAIL PURCHASE 000001576156    | 18.12            |               | 12,370.10    |
|        | FAST FRESH FOOD                 |                  |               |              |
|        | RETAIL PURCHASE 706321714449    | 15.00            |               | 12,355.10    |
|        | IMPARK00080433A                 |                  |               |              |
|        | RETAIL PURCHASE 000001001276    | 32.00            |               | 12,323.10    |
|        | EVA'S ORIGINAL                  |                  |               |              |
|        | RETAIL PURCHASE 706322736089    | 13.16            |               | 12,309.94    |
|        | BLAZE PIZZA                     |                  |               |              |
|        | RETAIL PURCHASE 706419930042    | 350.00           |               | 11,959.94    |
|        | NORDSTROM YORK                  |                  |               |              |
| Mar 7  | INTL VISA DEB PURCHASE REVERSAL |                  | 153.14        | 12,113.08    |
|        | FREEPEOPLE.COM 706318650844     |                  |               |              |
|        | 111.37 USD @ 1.377530           |                  |               |              |
|        | INTL VISA DEB RETAIL PURCHASE   | 110.84           |               | 12,002.24    |
|        | FREEPEOPLE.COM 706318650844     |                  |               |              |
|        | 90.47 USD @ 1.377408            |                  |               |              |
| Mar 8  | RETAIL PURCHASE 000001757015    | 257.81           |               | 11,734.43    |
|        | SALON DANIEL                    |                  |               |              |
|        | RETAIL PURCHASE 050001001010    | 46.10            |               | 11,688.33    |
| Mar 9  | FOUR SEASONS HO                 |                  |               |              |
|        | INTL VISA DEB RETAIL PURCHASE   | 42.25            |               | 11,646.08    |
|        | FREEPEOPLE.COM 717067832465     |                  |               |              |
| Mar 10 | 30.70 USD @ 1.376221            |                  |               |              |
|        | RETAIL PURCHASE 000001001332    | 18.44            |               | 11,627.64    |
|        | O & B CANTEN                    |                  |               |              |
|        | RETAIL PURCHASE 000001001601    | 7.35             |               | 11,620.29    |
|        | SWEET JESUS                     |                  |               |              |
|        | RETAIL PURCHASE 70701884407     | 2.47             |               | 11,617.82    |
|        | SECOND CLIP 0038                |                  |               |              |
|        | USA DEBIT RETAIL PURCHASE       | 2.62             |               | 11,615.20    |
|        | UBER MAR12 UBNY 707118518321    |                  |               |              |
|        | RETAIL PURCHASE 000001001270    | 18.24            |               | 11,596.96    |
|        | AROMA ESPRESSO                  |                  |               |              |
|        | RETAIL PURCHASE 707117269468    | 6.66             |               | 11,591.08    |
|        | STARBUCKS #2914                 |                  |               |              |
|        | RETAIL PURCHASE 000001001980    | 33.92            |               | 11,557.75    |
|        | WAL-MART #3055                  |                  |               |              |
|        | RETAIL PURCHASE 707122373574    | 24.94            |               | 11,532.82    |
| Mar 14 | DOMINO'S PIZZA                  |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE      | 9.01             |               | 11,523.81    |
|        | Amazon.ca 707334144378          |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE      | 8.40             |               | 11,515.41    |
|        | UBER MAR14 ZAQG 707316513208    |                  |               |              |

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# CIBC Account Statement

Mar 1 to Mar 31, 2017  
Account number: 53-03095  
Branch transit number: 00412

## Transaction details (continued)

| Date   | Description                  | Withdrawals (\$) | Deposits (\$) | Balance (\$) |
|--------|------------------------------|------------------|---------------|--------------|
| Mar 14 | Balance forward              |                  |               | \$11,515.41  |
|        | VISA DEBIT RETAIL PURCHASE   |                  |               | 11,507.03    |
|        | UBER MAR14 ZP4C 707317524946 | 8.38             |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 8.48             |               | 11,498.55    |
|        | UBER MAR14 PVQC 707316212077 |                  |               |              |
|        | VISA DEBIT PURCHASE REVERSAL | 8.40             |               | 11,506.95    |
|        | UBER MAR14 ZACG 707316513209 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 5.00             |               | 11,501.95    |
|        | UBER MAR14 ZACG 707316513209 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 13.04            |               | 11,488.91    |
|        | UBER MAR17 NLBG 707619221042 |                  |               |              |
|        | RETAIL PURCHASE 707618179818 | 13.25            |               | 11,475.66    |
|        | CINEPLEX #7123               |                  |               |              |
|        | RETAIL PURCHASE 707618180168 | 18.70            |               | 11,456.96    |
|        | CINEPLEX #7123               |                  |               |              |
|        | RETAIL PURCHASE 707618181536 | 13.70            |               | 11,443.26    |
|        | CINEPLEX #7123               |                  |               |              |
|        | RETAIL PURCHASE 707619781821 | 6.89             |               | 11,436.37    |
|        | CINEPLEX #7123               |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 25.83            |               | 11,410.54    |
|        | UBER MAR17 COFH 707701510388 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 16.30            |               | 11,400.24    |
|        | UBER MAR17 TP6N 707702220730 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 10.59            |               | 11,389.65    |
|        | UBER MAR17 NOSY 707702217931 |                  |               |              |
|        | RETAIL PURCHASE 707718247821 | 3.72             |               | 11,385.93    |
|        | SECOND CUP #018              |                  |               |              |
|        | VISA DEBIT PURCHASE REVERSAL |                  | 13.04         | 11,398.97    |
|        | UBER MAR17 NLBG 707619221042 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 6.82             |               | 11,392.15    |
|        | UBER MAR17 NLBG 707619221042 |                  |               |              |
|        | VISA DEBIT PURCHASE REVERSAL | 25.83            |               | 11,417.98    |
|        | UBER MAR17 COFH 707701510388 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 13.22            |               | 11,404.76    |
|        | UBER MAR17 COFH 717080952701 |                  |               |              |
|        | VISA DEBIT PURCHASE REVERSAL |                  | 10.58         | 11,415.35    |
|        | UBER MAR17 NOSY 707702217931 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 5.60             |               | 11,409.75    |
|        | UBER MAR17 NOSY 717080952702 |                  |               |              |
|        | VISA DEBIT PURCHASE REVERSAL | 16.30            |               | 11,426.05    |
|        | UBER MAR17 TP6N 707702220730 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 8.45             |               | 11,417.60    |
|        | UBER MAR17 TP6N 717080952703 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 11.20            |               | 11,406.40    |
|        | 801-413-7200 708022146515    |                  |               |              |

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# CIBC Account Statement

Mar 1 to Mar 31, 2017  
Account number: 53-03085  
Branch transit number: 00412

## Transaction details (continued)

| Date   | Description                                                                           | Withdrawals (\$) | Deposits (\$) | Balance (\$) |
|--------|---------------------------------------------------------------------------------------|------------------|---------------|--------------|
| Mar 21 | Balance forward                                                                       |                  |               | \$11,406.40  |
| Mar 22 | VISA DEBIT RETAIL PURCHASE<br>SPRING POUF62F 708120521579                             | 9.99             |               | 11,396.41    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER BV 708172951857                                    | 8.12             |               | 11,388.29    |
|        | RETAIL PURCHASE 00001646044<br>SHOPPERS DRUG M                                        | 18.82            |               | 11,369.47    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER MAR22 JHV 708120224932                             | 8.16             |               | 11,361.29    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER BV 708143245798                                    | 12.57            |               | 11,348.72    |
| Mar 23 | INTL VISA DEB RETAIL PURCHASE<br>THE WEEKND STOR 708102880123<br>82.09 USD @ 1.374711 | 112.86           |               | 11,235.87    |
|        | VISA DEBIT RETAIL PURCHASE<br>Amazon Mar23 708231282858                               | 57.22            |               | 11,168.65    |
| Mar 24 | RETAIL PURCHASE 708220279863<br>DOMINO'S PIZZA                                        | 14.17            |               | 11,154.48    |
|        | VISA DEBIT PURCHASE REVERSAL<br>UBER BV 708143245798                                  | 12.57            |               | 11,167.05    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER BV 708143245798                                    | 4.40             |               | 11,162.58    |
|        | VISA DEBIT RETAIL PURCHASE<br>SMITHEDISHES.C 708322686371                             | 41.19            |               | 11,121.37    |
| Mar 27 | RETAIL PURCHASE 708322096639<br>FAMOUS PLAYER #                                       | 12.50            |               | 11,108.87    |
|        | RETAIL PURCHASE 708322096613<br>FAMOUS PLAYER #                                       | 5.94             |               | 11,102.93    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER MAR25 3JNH 708404212333                            | 12.47            |               | 11,090.46    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER BV 708473211655                                    | 20.89            |               | 11,069.77    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER MAR25 UADT 708419517033                            | 7.07             |               | 11,062.70    |
|        | RETAIL PURCHASE 00001673027<br>WHOLE FOODS MAR                                        | 47.00            |               | 11,015.70    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER MAR25 KEZE 708420506620                            | 6.29             |               | 11,009.41    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER BV 708471183001                                    | 12.85            |               | 10,996.56    |
| Mar 26 | VISA DEBIT PURCHASE REVERSAL<br>UBER BV 708473211655                                  | 20.60            |               | 11,017.25    |
|        | VISA DEBIT RETAIL PURCHASE<br>UBER BV 708473211655                                    | 5.46             |               | 11,011.77    |

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# CIBC Account Statement

Mar 1 to Mar 31, 2017  
 Account number: 53-03085  
 Branch transit number: 00412

## Transaction details (continued)

| Date   | Description                  | Withdrawals (\$) | Deposits (\$) | Balance (\$) |
|--------|------------------------------|------------------|---------------|--------------|
| Mar 28 | Balance forward              |                  |               | \$11,011.77  |
|        | VISA DEBIT PURCHASE REVERSAL |                  | 7.07          | 11,018.84    |
|        | UBER MAR25 UADT 708419517033 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 3.84             |               | 11,015.00    |
|        | UBER MAR25 UADT 708419517033 |                  |               |              |
|        | VISA DEBIT PURCHASE REVERSAL |                  | 12.85         | 11,027.85    |
|        | UBER BV 708471183001         |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 8.73             |               | 11,021.12    |
|        | UBER BV 717087856446         |                  |               |              |
|        | VISA DEBIT PURCHASE REVERSAL |                  | 6.28          | 11,027.41    |
|        | UBER MAR25 KR3E 708420526820 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 3.45             |               | 11,023.96    |
|        | UBER MAR25 KR3E 708420526820 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 25.07            |               | 10,997.99    |
| Mar 29 | UBER MAR28 VBH3 708172218746 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 12.76            |               | 10,985.21    |
| Mar 30 | UBER MAR30 MB22 708318225190 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 7.49             |               | 10,977.72    |
|        | UBER MAR30 AT4C 708820522615 |                  |               |              |
|        | VISA DEBIT RETAIL PURCHASE   | 16.99            |               | 10,960.73    |
|        | UBER MAR30 HC0E 708821523860 |                  |               |              |
| Mar 31 | SERVICE CHARGE               | 62.65            |               | 10,898.11    |
|        | SERVICE CHARGE DISCOUNT      |                  | 62.65         | 10,960.76    |
|        | Closing balance              |                  |               | \$10,960.76  |

Important: This statement will be considered correct if you do not report errors, omissions or irregularities in entries and balances to CIBC in writing within the period applicable to your regular account recordkeeping option, as follows:

- Bankbook or paperless: 60 days from the date the entry was, or should have been, posted; or
- Statement: 30 days from last date of the statement period covered by a previously issued regular statement where such period included the date the entry was, or should have been, posted.

This rule does not apply to improper credits to your account. Your rights under your Personal Account Agreement to verify and notify CIBC of account errors, omissions or irregularities do not apply to this statement which is for information or replacement purposes only.

### \*Foreign Currency Conversion Fee:

If you withdraw foreign currency from a bank machine located outside Canada, you are charged the same conversion rate CIBC is required to pay plus an administration fee, which is disclosed in the CIBC Personal Account Service Fees brochure, a copy of which is available at any CIBC branch in Canada (this is in addition to any transaction fee applicable to the withdrawal and the network fee)

<sup>™</sup> Trademark of CIBC

<sup>®</sup> Registered trademark of CIBC

<sup>®</sup> Interac is a registered trademark of Interac Inc./CIBC Leases



August 1, 2017

Mofeed Ali El Alawi  
1 Elm Drive West #3002  
Mississauga (Ontario) L5B4M1

Subject: Conditional approval of your application for Mortgage Financing

Dear Mofeed Ali El Alawi,

We are pleased to confirm that your mortgage financing application for the amount indicated below has been approved by National Bank (the "Bank").

Total amount of authorized financing: \$ 354320 Progressive disbursement: ☐ Yes ☒ No  
Type of financing: ☒ CMHC Insured Loan ☐ Non-Insured Loan ☐ Genworth Insured Loan ☐ NBC All-In-One  
(conventional)

Property (Address of property):

PSV2- 510 Curran Place #3102, Mississauga, Ontario L5B-0J8  
(No. Street, Apt. City, Province, Postal code)

Mortgage Rank:

First Rank  
National Bank

New construction (if applicable):

First and last name of the Real Estate Agent/Broker (if applicable): Purchase Price: \$442,900

This Commitment is also conditional upon the following:

- ☒ Verification of income satisfactory of the Bank
- ☒ Appraisal of the Property satisfactory to the Bank
- ☒ Down payment confirmation
- ☐ Copies of leases
- ☐ Other conditions: 5 Years fixed, 4.64% Interest Rate, 360 Months Amortization

This approval is valid until December 21 2021, being the anticipated closing date for the financing agreement. After this date, the conditions of financing could be revised by the Bank.

Please take note that all mortgage financing approvals are subject to the usual policies of the Bank and the mortgage insurer, where applicable.

We thank you for having chosen National Bank for your mortgage financing. For any further information please don't hesitate to contact me by calling the number below.

  
Sarah El-Roz

Personal Banking Advisor  
905-858-2390 Ex. 85148