

Worksheet

Standard Assignment

* Family Assignment from SON To MOTHER
Timeline of completion: Must be 4 weeks prior to Occupancy

Tower : PSV2 Date : October 27/2017
Suite : 3608 Completed by :

Please mark if completed:

- ✓ Copy of Assignment Amendment ✓
- ✓ Assignment Agreement Signed by both Assignor and Assignee ✓
- ✓ Certified Deposit Cheque for Top up Deposit to zero % payable to
(in trust) on Occupancy ✓
- ✓ Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to
Amacon City Centre Seven New Development Partnership. ✓
- ✓ Courier to _____ at Amacon head office (Toronto)
Agreement must be in good standing
Funds in Trust \$ 20,000.00 as of October 27/2017 ✓
Assignors Solicitors information ✓
Sarah Razzouk
310-2600 Edenhurst Drive Mississauga, ON L5A 3Z8
Tel: 905.232.1095
- ✓ Assignees Solicitors information ✓
Sarah Razzouk
310-2600 Edenhurst Drive Mississauga, ON L5A 3Z8
905.232.1095
- ✓ 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 ✓
- ✓ Include Fintrac for Assignee ✓
- ✓ Copy of Assignees ID ✓
- ✓ Copy of Assignees Mortgage Approval ✓

The Assignee can close at occupancy closing as long as all of the Attune 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 it immediately to _____ email.
The Parkside Admin team must courier the full hardcopy package to _____ office.

Please remember that the Assignment fee cheque should be couriered to AMACON.

May 16/17.
SOMER 2017.

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
MOHAMMAD ALDA'AMSAH (the "Purchaser")
Suite 3608 Tower TWO Unit 8 Level 35 (the "Unit")

PSV2

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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 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 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.

- (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

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
MOHAMMAD ALDA AMSAH (the "Purchaser")

Suite 3608 Tower TWO Unit 8 Level 35 (the "Unit")

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.

(s.s.) (20%) M.P.

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 28th day of March 2017.

Witness:

Purchaser: MOHAMMAD ALDA AMSAH

DATED at Mississauga this 28th day of March 2017.
AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 27th day of October, 2017.

A M O N G:

Mohammad Alda'amsah
(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Hanan Ghuniem
(hereinafter called the "Assignee")

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 28th day of March 2017 and accepted the 9th day of April, 2017 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 08, Level 35, Suite 3608, together with 1 Parking Unit(s) and Storage Unit(s) in the proposed condominium known municipally as E#61 and Locker #55, Level 5, 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. 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. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.
4. 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.
5. 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.

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M.P.



6. 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.
7. 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.
8. 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.
9. 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.
10. 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 ZERO Dollars (\$00.00) plus HST.
11. 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.
12. 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.
13. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
14. 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.
15. The Assignor to pay the balance of 20% by a certified or draft cheque in the name of Blaney McMurtry, LLP upon the acceptance of this assignment.
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 27th day of October, 2017


Witness


(Assignor)

Witness

(Assignor)

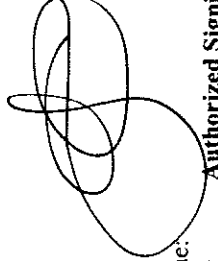

Witness


(Assignee)

Witness

(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) INC.:


Per: _____
Name: _____
Title: Authorized Signing Officer

I have authority to bind the Corporation

The Toronto-Dominion Bank

2580 HURONTARIO STREET
MISSISSAUGA, ON L5B 1N5

82491602

2017-11-06

YYYYMMDD

DATE

Transit-Serial No. 64-82491602

Pay to the Order of Aird and Berlis LLP In Trust

\$ *****43,180.00

** FORTY FIVE THOUSAND ONE HUNDRED EIGHTY*****

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

Re SID Curran PI # 3608

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

Canadian Dollars

750

Number

Authorized Officer

Countersigned

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

⑈B2491602⑈ ⑆09612⑈004⑆

⑈3808⑈

Schedule "A"

Details of Assignee

ASSIGNEE	NAME	: Hanan Ghuniem
	DATE OF BIRTH	: June 21/1962
	SIN	: 533 130 316
	ADDRESS	: 3235 High Springs Cres
		: Mississauga, ON L5N6R5
	Tel	:
	Cell	: (647) 302-6193
	Facsimile	:
	E-mail	: hishammm@yahoo.com
		:
ASSIGNEE	NAME	:
	DATE OF BIRTH	:
	SIN	:
	ADDRESS	:
		:
	Tel	:
	Cell	:
	Facsimile	:
	E-mail	:
		:
ASSIGNEE'S	SOLICITOR	: Sarah Razzouk
	ADDRESS	: 310-2600 Edenhurst Drive Mississauga, ON L
		:
		:
	Tel	: 905.232.1095
	Cell	:
	Facsimile	: 905.232.1096
	E-mail	: srazzouk@razzouklaw.ca

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: 510 Curran Pl 3605, Mississauga, ON L5B 0J8

Sales Representative/Broker Name: Fred Dib

Date Information Verified/Credit File Consulted: October 27/2017

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 mandatory to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

- 1. Full legal name of individual: Hanan Ghuiniem
- 2. Address: 3235 High Spring Hight, Mississauga ON L5B 4G6
- 3. Date of Birth: June 21/1960
- 4. Nature of Principal Business or Occupation: Sales

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: DL
- 2. Document Identifier Number: G3696-31206-25621
- 3. Issuing Jurisdiction: Province of Ontario
- 4. Document Expiry Date: 1962/06/21

Country: Canada

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**:
- ☐ 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**:
- ☐ 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.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations*. © 2014-2017.



Human Resources
Development Canada

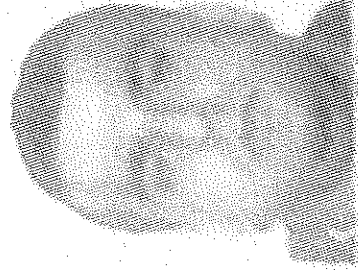
Developpement
humain - Canada

SOCIAL
INSURANCE
NUMBER

NUMERO
D'ASSURANCE
SOCIALE

533 129 912

MOHAMMAD H AL DA'ANSA



1502/1119

Driver's Licence
permis de conduire

ON

CANADA

ALDA'ANSA

MOHAMMAD

3335 HIGH SPRINGS CRES

MISSISSAUGA ON L5B 4G5

A5185 - 56009 - 21119

2013/10/08 2018/11/19

170 cm

CT1055549

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Ontario

Driver's Licence
permis de conduire

ON
CANADA

12 NAME / NOM
GHUNIEH
HANAN

13 3235 HIGH SPRINGS CRES
MISSISSAUGA, ON, L5B 4G6

14 NUMBER
NUMERO
G3696 - 31206 - 25621

15 ISS DEL
2016/01/20

16 EXP/EXP
2021/01/19

17 DO/REF
DJ46R1397

18 SEX/SEXE
F

19 CLASS
CATEG
G1

20 TEST
COND
X

1962/06/01

160 cm

Human Resources
Développement Canada

Human Resources
Développement des
ressources humaines Canada

SOCIAL
INSURANCE
NUMBER

NUMÉRO
D'ASSURANCE
SOCIALE

533 130 316

HANAN GHUNIEH

Canada

P

Country / Pays
CAN

GHUNIEH
HANAN

Human Resources Development
Canada / Ressources Humaines
Canada

CANADIAN / CANADIENNE

21 JUNE / JUIN 62

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

SUITE FINISHING CHANGE ORDER

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
MOHAMMAD ALDA'AMSA (the "Purchaser")

Suite **3608** Tower **TWO** Unit **8 Level 35** (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:

1. The Vendor's acceptance hereof hereby constitutes the Vendor's agreement to complete the change(s), as requested by the Purchaser and set out in below (the "Change Order") subject to the following terms and conditions:
 - a. The Purchaser acknowledges the cost(s) of the Change Order cannot be determined by the Vendor prior to acceptance hereof, and the Vendor shall advise the Purchaser in writing the cost of the Change Order within fifteen (15) days of the date hereof;
 - b. The Purchaser shall pay to the Vendor the cost of the Change Order within five (5) business days' Notice from being so notified. Failure to pay for the Change Order within the time frame specified results in automatic cancellation of the Change Order and the Vendor shall be entitled to complete the Unit to the original specifications as set out in Schedule B to the Agreement;
 - c. All other reasonable costs, such as, but not limited to, consultant fees incurred by the Vendor for consultant's review, for the purpose of incorporating the Purchaser's change(s) shall be payable by the Purchaser and included in the Change Order; and
2. The change(s) requested by the Purchaser are/is as follows:
 - a. **The Vendor agrees to supply and install Blinds throughout as per Vendor's samples at no additional cost.**
 - b. **The Vendor agrees to supply and install Stainless Steel Kitchen Appliances consisting of Fridge, Range, Dishwasher and Microwave Hood Fan Combination as per Vendors samples at no additional cost.**
3.
 - a. In the event that the purchase and sale transaction is not completed for any reason all moneys paid for the Change Order are forfeited to the Vendor as a genuine pre-estimate of liquidated damages.
 - b. If any of the Change Order items remain incomplete in whole or in part as at the Occupancy Date, the Vendor shall be entitled to provide an undertaking to complete same within a reasonable period of time, which the Purchaser shall accept without any holdback; or, the Vendor may, at its sole option, elect not to complete same and provide a credit on Closing to the Purchaser for the value of such incomplete items which credit shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to such incomplete item.
4. The Purchaser acknowledges that construction and/or installation of any specified items in the Change Order may result in delays in the completion of construction of the Unit due to availability of services, materials and/or supplies. In such event, the Purchaser covenants and agrees to complete the Agreement notwithstanding such delays or incomplete items and shall not make any claim to the Vendor or to Tarrion in connection with same.

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 28th day of March, 2017.

Witness:

Purchaser: **MOHAMMAD ALDA'AMSA**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 28th day of March, 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer

I have the authority to bind the Corporation

PSV
2

HOME SELECTIONS & UPGRADES SUMMARY

Finishing Selections - Terms And Conditions

Property address: 510 Curran Place Suite #3608 Level 36 - Luxe

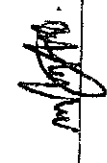
Purchaser(s): ~~ADAM AVERY~~ MOHAMMAD ALDAMSA M.A. 

The Purchaser acknowledges and agrees that the Vendor's obligation to install the chosen finishing selections is conditional and subject to the following terms and conditions.

1. Finishing choices are from Vendor's samples. Colour, texture, appearance, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a selection becomes unavailable for any reason whatsoever. If the Vendor is unable to supply any of the Purchaser's selections, the Purchaser will, at the request of the Vendor, choose an alternate selection from the Vendor's samples within seven (7) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within seven (7) business days, then the Vendor will make such selections, which shall be final and binding on the Purchaser.
2. Where the Purchaser has made upgrade selections or requested changes that are subject to additional charge, and upon the Vendor or its Sales Representative notifying the Purchaser, of its agreement to complete the same and any additional cost(s) for such upgrade or change request, the Purchaser shall pay the total amount owing by cheque or bank draft to the Vendor within seven (7) business days from being so notified. All cheques should be made payable to Blaney McMurtry LLP in Trust. Failure to pay the upgrade or change request cost within the permitted time shall constitute a default under the Agreement of Purchase and Sale and, in such event, the Vendor may, at its option and without further notice, complete the unit to its original specifications.
3. The value of any credit(s) issued to the Purchaser for incomplete or deleted items, as applicable, shall be calculated by the Vendor and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final Statement of Adjustments.
4. The Purchaser acknowledges and agrees that there shall be no change, alteration or deletion from this finishing selections sheet after acceptance by the Vendor.
5. If any upgrade or item of finishing remains incomplete in whole or in part on the Occupancy Date, the Purchaser shall accept, without holdback, the Vendor's undertaking to complete such upgrade or item of finishing as soon as possible following occupancy closing. In the event the Vendor elects not to provide or install any selected upgrade or item of finishing, that is at additional cost, the Vendor shall refund to the Purchaser by way of an adjustment on the final Statement of Adjustments that portion of the amount paid by the Purchaser allocated to the particular upgrade or item of finishing which is not provided, the adjustment to be determined by the Vendor in its sole discretion. The said adjustment shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to the said upgrade or item of finishing and the Purchaser shall complete the closing without delay or holdback.
6. In the event the purchase and sale transaction is not completed for any reason, the Vendor shall be entitled to retain the full payment for any upgrade or change request. All such sums paid are non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT

DATED at 5:00 pm this 29th of March, 2017.

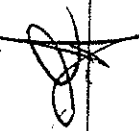
Witness Signature:  Purchaser Signature: 

Witness Signature: _____ Purchaser Signature: _____

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 29th of March, 2017

AMACON DEVELOPMENT (QITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the corporation

Marketing Scheme

Suite: 3608, Level: 36 - Luxe

510 Curran Place
Mississauga Ontario

Colour Selections

KITCHEN	
Cabinets	MOD (Como. Grigio. Flat Panel)
Backsplash	MOD (Cristallo Glass Mosaic. Special Grey. 1"x2")
Kitchen Countertop	MOD (Night Shade. Quartz)
MAIN BATH	
Vanity Cabinet	MOD (Como. Grigio. Flat Panel)
Countertop	MOD (Bianco Carrara. Marble. Polished Finish)
Floor Tile	MOD (Concrete. Col: Ash Grey. Matte Finish. 12" x 24")
Wall Field Tile	MOD (Colours & Dimensions. Arctic White. Matte Finish. 4" x 16")
Accent Tile	MOD (Colours & Dimensions. Sterling Grey. Matte Finish. 4" x 16")
FLOORING	
Entry	MOD (Solo-3 Layer Engineered Wood Floor. White Oak. Nero. 1/2X4X1/4")
Kitchen	MOD (Solo-3 Layer Engineered Wood Floor. White Oak. Nero. 1/2X4X1/4")
Living Room/Dining Room	MOD (Solo-3 Layer Engineered Wood Floor. White Oak. Nero. 1/2X4X1/4")
Master Bedroom	MOD (Cameo. Papilio 17185)

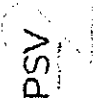
Vendor Initial: 

Purchaser Initial: M.A

Entered By: Super User

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Suite: 3608



Suite: 3608, Level: 36 - Luxe

Upgrades		
WINDOW COVERINGS		
Option 1 - Open Roll Roller Shades-Yes	☒	\$0.00
Option 1 - Open Roll Roller Shades - Master Bedroom - Canvas	☒	\$0.00
Option 1 - Open Roll Roller Shades - 2nd Bedroom - Canvas	☒	\$0.00
Option 1 - Open Roll Roller Shades - Dining/Living - Pearl	☒	\$0.00

Sub Total : \$0.00
Total : \$0.00
HST : \$0.00
Net Payable : \$0.00
Deposit Amount : \$0.00
2nd Deposit Amount : \$0.00
Due on Occupancy Amount : \$0.00

"Purchaser has been advised of all possible Upgrades offered by the Builder, and has declined any additional upgrades. Purchaser aware and accepts that any further request for Upgrades (at a later date), are subject to an administration fee, may not be possible, and the Builder reserves the right to decline accommodating the requested Upgrade. Purchaser also aware and accepts that if the upgrades are agreed upon by the Builder, that the price of the upgrade is subject to change."

Vendor Initial: 

Purchaser Initial: M.P

Mortgage Commitment									
Response: Oct-24-2017 04:48:11 PM EST									
Page 1 of 7									
BROKER INFORMATION									
Name: Axiom Assured Mortgage Services		License #: 10259							
Address: 208 4040 Steeles Avenue Vaughan ON L4L 4Y5									
Attention: Frank Noce		License #: M08003327		Application Reference # ASMS-18024					
LENDER INFORMATION									
Name: Street Capital Bank of Canada									
Address: 1 Yonge Street Suite 2401 Toronto ON M5E 1E5									
Lender Reference #: 483888				Mortgage Insurance Reference #:					
APPLICANT INFORMATION									
Applicant: Hanan Ghuniem									
Property Information									
Address: 3608 - 510 Curran PL Mississauga ON L5B0J8									
With reference to the above, Street Capital Bank of Canada is pleased to provide a mortgage loan offer, under the following terms and conditions:									
Loan		Terms		First		Payment			
Purchase/Value		\$ 325,900.00		Mortgage Type		Principal and Interest		\$ 1,207.25	
Downpayment		\$ 65,180.00		Term Type		Closed		Taxes (Estimated) \$ 294.08	
Amount		\$ 260,720.00		Interest Rate		2.800%		Taxes Paid By Borrower	
Insurance Premium				Interest Type				Total Installment \$ 1,501.33	
Total Loan		\$ 260,720.00		Term (Months)		60			
Other Mortgages				Amortization (Months)		300		Commitment Expires 21-Feb-2018	
Closing Date		15-Nov-2017		Frequency		Monthly			
LENDER AUTHORIZATION									
All of our normal requirements and, if applicable, those of the mortgage insurer must be met. All costs including legal, survey, mortgage insurance, etc. are for the account of the applicant(s). The mortgage insurance premium (if applicable) will be added to the mortgage. This mortgage is subject to the details and terms outlined as well as the conditions described on the attached Schedule A.									
Approved by: Joanka Martinez									
STREET CAPITAL BANK OF CANADA									
CLIENT ACCEPTANCE									
I/We the undersigned applicant(s) accept the terms of this mortgage as stated above and agree to fulfill the conditions of approval as outlined on the attached Schedule A to the lender's satisfaction. I/We further certify that the information given on the mortgage application is true and correct.									
Applicant: Hanan Ghuniem				Signature		Date			