



AVIA - TOWER ONE

Suite 1811
Unit 11 Level 18 -

BROKER COOPERATION AGREEMENT

Floor Plan SUN

THIS AGREEMENT is made between: Amazon Development (City Centre) Corp., the Vendor and REMAX REAL ESTATE CENTRE INC. BROKERAGE, the Co-Operating Brokerage in connection with the sales of the unit in Avia - Tower ONE, Block 1, Mississauga.

The Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of five percent (5.00%) of the net purchase price of the Unit (the "net" purchase price being less applicable taxes, and excluding any monies paid for extra, upgrades & incentives), plus applicable GST on the sale as a full co-operating fee in consideration for the first and person introduction of the Purchaser to the Avia - Tower ONE, Block 1 Project, with payment of such fee to be made on Final Closing. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Brokerage (or a licensed salesperson employed by the Co-Operating Brokerage) on the Purchaser's first visit to the Vendor's Sales Center and both the Purchaser and the Co-Operating Brokerage (or licensed salesperson) must register with the Vendor's Sales Center at such time. The Purchaser must not have previously registered with the Vendor and does the transaction in order for the Fee to be earned. The Purchaser must enter into a firm and binding Agreement of Purchase and Sale with the Vendor.

The Co-Operating Brokerage acknowledges and agrees that:

- telephone registrations are not permitted and will not be valid;
- the on-site in person registration will be valid for 60 days only from the Purchaser's first visit to the sales office (as determined by the date of the registration with the Vendor's Sales Centre representative); and
- the Co-Operating Broker (or licensed salesperson) must accompany the Purchaser(s) for the execution of the Agreement of Purchase and Sale.

Failure to meet the above requirements will result in the Fee being denied. Provided the above conditions are met, the Fee shall be paid as follows:

- Two percent (2.0%) upon payment by the Purchaser of a minimum of 10% Deposit toward of the Purchase Price of the Unit, which Deposit shall have cleared the Vendor's Solicitor's trust account; and
- Three percent (3.0%) within 45 days following Closing.

The Co-Operating Brokerage must submit separate original invoices for each instalment of the Fee. The Vendor requires a reimbursement of the Vendor's and original invoices. Fees invoices will not be accepted. Only invoices that are mailed to Amazon Development (City Centre) Corp., Accounts Payable, 1 Yonge Street, Suite 601, Toronto, ON M5E 1E5. All questions and invoices regarding procedure or Fee amounts should be directed to the Vendor Tel: 416 369 8069.

The Co-Operating Brokerage acknowledges and agrees that neither the Co-Operating Brokerage nor any sales agent employed by the Co-Operating Brokerage is authorized by the Vendor to make any representations or promises to the Purchaser regarding the sale of the Unit, Block 1 Project or the particulars of the sale of the Unit. In this regard, the Co-Operating Brokerage consents and agrees to indemnify and save the Vendor harmless from and against any action, claims, demands, losses, costs, damages and expenses arising directly or indirectly as a result of any misrepresentation made by the Co-Operating Brokerage (or its sales agent) to the Purchaser with respect to Avia - Tower ONE, Block 1 Project or the sale of the Unit.

The Co-Operating Brokerage acknowledges and agrees that the Vendor shall have the right of set-off and reconciliation against any purchase price and Fee calculation of the Co-Operating Broker to the Vendor. The Co-Operating Brokerage hereby agrees that the net purchase price and Fee calculation shall be subject to reconciliation and adjustment at the time of Final Closing for any incentives, credits or other reductions in the purchase price agreed or approved by the Vendor any time prior to Final Closing.

This Agreement shall be binding on the parties and their respective successors and assigns.

The Vendor and the Co-Operating Brokerage agree to the terms and conditions expressed in this Agreement.

NAME OF PURCHASER(S): **SAMER FUAD ASAYAD MARWASH**
Suite 1811 Tower Avia 1

Purchase Price: \$725,900.00
Net Purchase Price: \$663,628.32
Less Incentive: \$10,000.00
Fee (Net Commission): **\$32,681.42**

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.
DATED at this **22nd of October 2019**.

Witness

Signature
Co-Operating Brokerage (Sales Representative)
REMAX REAL ESTATE CENTRE INC. BROKERAGE
HASSAN NAJIM

Attach Business Card Here

PER:
Authorized Signing Officer
Have the authority to bind the Corporation

Date: **22/10/2019**