

Suite 3601 Tower 1
Residential Unit No. 1 Level 35
Floor Plan LPH 1

THE RESIDENCES AT PARKSIDE VILLAGE - BROKER COOPERATION AGREEMENT

THIS AGREEMENT is made between Amazon Development (City Centre) Corp., the Vendor and WEST-100 METRO VIEW REALTY LTD., the Co-Operating Brokerage for selling a unit at The Residences at Parkside Village (Plot 19, Conc 2, North of Dundas Street, Mississauga).

This will confirm our Agreement that the Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of four percent (4%) of the Net Purchase Price of the Unit sold to the Purchaser (the Purchase Price less applicable taxes, and excluding any monies paid for extras, upgrades & incentives) on this sale as a full co-operating fee in consideration for the first physical introduction of the Purchaser to The Residences at Parkside Village and on successful completion of this transaction plus applicable taxes on such Fee. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Brokerage (or a Salesperson employed by the Co-Operating Brokerage) on the Purchaser's first visit to the Parkside Village Sales Center and both the Purchaser and the Co-Operating Brokerage or Salesperson must register at the Vendor's receptionist at such time and the Purchaser shall not have previously registered with the Vendor and the Purchaser shall enter into a firm and binding Agreement of Purchase and Sale with the Vendor. Without limiting the foregoing:

- (i) telephone registrations will not be valid;
- (ii) the registration will be valid for 30 days only from the client's first visit to the sales office;
- (iii) the Co-Operating Broker and/or Salesperson must accompany the Purchaser(s) during the execution of the Agreement of Purchase and Sale;

Failing which, the parties agree that the Fee shall not be payable

Notwithstanding any provisions contained herein, including payments, the Fee is not earned until the final closing of this transaction on the Unit Transfer Date. The Fee, however, will be paid, as an advance, as follows:

- a) One and One Half percent (1.5%) upon a minimum of 10% of the purchase price of the unit which has been cleared with the Vendor's escrow agent's Trust Account;
- b) Two percent and one half percent (2.5%) within 45 days following the final closing on the Unit Transfer Date;

The Co-Operating Brokerage must submit separate invoices for the commission. Please note that the Vendor requires a reference/invoice number and original invoices. No commission will be paid on faxed invoices. Please mail original invoices to: Amazon Development (City Centre) Corp., Accounts Payable, 37 Bay Street, Suite 400, Toronto, ON M5J 3B2. All questions and invoices regarding commission should be directed to the Vendor Tel: 416-369-8089.

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 Grand Residences at Parkside Village project or 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 actions, claims, demands, losses, costs, damages and expenses (including direct or indirect) as a result of any misrepresentation made by the Co-Operating Brokerage (or any sales agent employed by the Co-Operating Brokerage) to the Purchaser with respect to The Grand Residences at Parkside Village project or the sale of the Unit. The Co-Operating Brokerage acknowledges and agrees that the Vendor shall retain the right of set-off against the Fee and any other amount payable by the Co-Operating Brokerage to the Vendor.

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): NAELA GUMUG

Suite 3601 Tower 1

Purchase Price:	\$ 298,900.00
Net Purchase Price:	\$ 281,273.76
Less Incentive:	\$ 10,000.00
Fee (Net Commission):	\$ 10,850.96 ✓

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

*Parties agree that the Net Purchase Price and Net Commission calculation is subject to change by the Vendor at the time of closing on the Unit Transfer Date to account for any incentives, credits or other reductions in the Purchase Price granted to the Purchaser by the Vendor either at the time of the execution of the Purchase Agreement or any other time thereafter.

DATED at Mississauga, Ontario this 19 day of October 2011.


Witness 

Signature:



Co-Operating Brokerage / Sales Representative
WEST-100 METRO VIEW REALTY LTD.
OMAR SHAATH


West-100
Metro View Realty Ltd., Brokerage


No Discrimination
in housing
on the basis of
race, sex, color,
religion, national
origin, or marital
status.

Omar Shaath
Sales Representative

Direct: (416) 629-6995
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Email: oshaath@metroview.com

(29 Dundas Rd. W.
Mississauga, Ontario
L5B 1K7)



AMAZON DEVELOPMENT (CITY CENTRE) CORP.

PER:



Authorized Signing Officer
I have the authority to bind the Corporation

Date:

Oct 20, 11