

Check List for Leasing

Tower: PSV2 Unit: 1602 Date Requested: Jan. 19, 2017

Purchasers Name: FAIK ALTIMIMI & SANA RUMDAN

Items Required for Leasing a Unit		Completed	Date
1	Executed copy of the Leasing Amendment giving Consent *the % of deposit & Leasing fee must be confirmed (% <u>25</u> Leasing fee \$ _____)	✓	Feb 04/17
2	Copy of Leasing Agreement	✓	Feb 04/17
3	Certified Cheque for Balance of Deposit bring total deposit to required amount as per the Leasing Amendment on Occupancy payable to "Blaney McMurtry LLP in Trust" Amount require (\$ <u>20,645</u>)	✓	Feb 04/17
4	Certified Check for the Leasing Fee (+ HST) made payable to "Amacon Development (City Centre) Corp" Amount require (\$ <u>1500</u>) + HST = \$1,695.	✓	Feb 04/17
5	Copy of ID – Tenant	✓	Feb 04/17
6	Copy of Bank's Mortgage Commitment for Original Purchaser (Landlord)	✓	Feb 04/17
7	Copy of Proof of 1st and Last Rental Deposits	✓	Feb 04/17
8	Credit Check Report / Financial Record of Tenant	✓	Feb 04/17

dc.

dc.

dc.

dc.

dc.

dc.

dc.

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
FAIK ALTIMIMI and SANA RUMDAN (the "Purchaser")

Suite 1602 Tower TWO Unit 2 Level 15 (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 (25%) 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 One Thousand Five Hundred Dollars (\$1,500.00) 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 4th day of January 2016 2013

Clare Burre

Witness:

Clare Burre

Witness:

[Signature]

Purchaser: **FAIK ALTIMIMI**

[Signature]

Purchaser: **SANA RUMDAN**

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO

this 5 day of JANUARY

2016
2013

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

[Signature]

Authorized Signing Officer
 have the authority to bind the Corporation

Residential Tenancy Agreement (Ontario)

THIS AGREEMENT made the 1st day of February 2017

BETWEEN:

Saaib Ghazi Radhi Al-Sharshahi

Faik Altimimi

(Hereafter referred to as "the Tenant(s)")

AND

Sana Rumdan

(Hereafter referred to as "the Landlord")

5481 Wildemess Trail, Mississauga Ontario L4Z4A5

(Address)

1. The rental premises are [] a single family dwelling, [] a unit in a duplex, triplex, or fourplex,

or [X] an apartment in an apartment building, located at 510 Curran Place, Mississauga Ontario L5B 0J8

(Street address)

2. The term of this agreement shall be as follows:

This shall be a

[] week-to-week tenancy which shall begin on , 20 .

[] month-to-month tenancy which shall begin on , 20 .

[X] fixed term tenancy which shall begin on March 1st 2017 and end on February 28th 2018

3. The rent shall be \$ 1300 [] per week [X] per month, and shall be payable in advance on or before the First day of each [] week [X] month. The first [] week's [X] month's rent shall be payable on or before March 1st , 20 17

4. The following person is authorized to act on behalf of the Landlord and is specifically authorized to accept notices of the Tenant's complaints and to accept any service of legal process or notice. (Complete if different from Landlord.)

N/A

(Name)

S.G. F.A.

(Address)

Initialed

S.R.

5. There will be Three person(s) occupying the rental premises and their names are:

Saaib Al-Shirshahi, Alla Jasim Mohamad and Hussain Saaib Al-Shirshahi

6. Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

7. (a) Utilities will be paid by the parties as indicated below:

	Landlord	Tenant	Landlord	Tenant
Electricity	[]	[X]	Garbage removal	[] [X]
Gas	[X]	[]	Oil	[] []
Water	[X]	[]	Other(s) (specify):	
Telephone	[]	[X]		[] []
Cable television	[]	[X]		[] []

(b) Appliances will be supplied and maintained in working order as indicated below:

	Landlord	Tenant	Landlord	Tenant
Stove	[]	[X]	Furnace	[] []
Refrigerator	[]	[X]	Water heater	[] []
Washer	[]	[X]	Dishwasher	[] [X]
Dryer	[]	[X]		

8. The Landlord acknowledges receipt from the Tenant of the sum of \$ 1300 as prepayment of the last month's rent.

9. The Landlord shall provide and maintain the premises in a good state of repair and fit for habitation and complying with municipal health, safety, and maintenance standards.

10. The Tenant is responsible for ordinary cleanliness of the premises and for the repair of damage caused by the willful or negligent conduct of the Tenant, other occupants of the premises, or persons permitted on the premises by the Tenant.

S. G E.A.
Initialed S-R.

11. The Landlord may enter the premises following written notice given to the Tenant at least 24 hours' before the time of entry to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry. The Landlord may also enter the premises without written notice to show the unit to prospective tenants after agreement or notice of termination, provided such entry is between the hours of 8 a.m. and 8 p.m. and, before entering, the Landlord makes a reasonable effort to inform the Tenant of the intention to enter.

12. The Tenant agrees:

- (a) to mow and water the lawn and to keep the lawn, flower beds, and shrubbery in good order and condition, and to keep the sidewalk surrounding the premises free and clear of all obstructions; and
- (b) to take due precautions against freezing of water or waste pipes and stoppage of the same in and about the premises. If water or waste pipes become clogged by reason of the Tenant's neglect or recklessness, the Tenant shall repair the same at his/her own expense as well as pay for all damage caused.

13. If, after a notice of termination made in accordance with the Tenant Protection Act, the Tenant remains in possession without the Landlord's consent, the Landlord may apply to the Ontario Rental Housing Tribunal for an eviction order. The Landlord may also apply for compensation for any damage, and compensation for use and occupation after termination.

14. The Tenant shall not assign or sublet the premises without the prior written consent of the Landlord.

15. The Landlord and Tenant acknowledge that the rent will not be raised more often than once every 12 months and that any increase shall be in accordance with the annual provincial guideline unless the parties enter into an agreement for an increase in accordance with the provisions of the Tenant Protection Act.

16. If the Tenant wishes to terminate the tenancy at the end of the term, he or she must give notice in writing not less than 60 days prior to the expiration of the term. If no such notice is delivered and no further agreement entered into, the Tenant becomes a monthly tenant. A monthly tenant must give 60 days' written notice to terminate and a weekly tenant must give 4 weeks' written notice.

17. OPTIONAL PROVISIONS

The following provisions are optional and may be used only if both parties agree. To be binding, the optional provision must be initialled by both parties and must not be inconsistent with the Tenant

Protection Act.

S.R. F.A.
Initialed S.R.

- (a) The Tenant agrees to notify the Landlord of an intended absence of more than seven days and will permit the Landlord to enter the premises during the absence if reasonably necessary.
- (b) The Tenant agrees to provide the Landlord with a series of post dated cheques for the term of the lease and any renewal thereof. Should any cheque be dishonored by the Tenant's bankers for any reason whatsoever, the Tenant agrees to pay an administration fee of \$ 1300 for any such occurrence.
- (c) The Tenant agrees not to alter, amend or change the décor of the premises without the express written consent of the Landlord.
- (d) The Tenant agrees not to keep pets on the premises without the express written consent of the Landlord.
- (e) The Tenant agrees not to affix adhesives to the interior walls or ceilings.
- (f) The Tenant agrees to notify the Landlord , immediately in writing, of any complaints with the premises that are, or should be, the responsibility of the Landlord to remedy.
- (g) The Tenant agrees not to affix satellite television receptacles to the building.

THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. Any agreements and undertakings must be included herein in writing to be binding.


Fai'k Altimini

Landlord or Landlord's Agent


Sana Adnan Rundan

Sa'ad B. Al-Shirshahi

Tenant(s)

01 / Feb. / 2017

Date

01 / Feb. / 2017

Date

10358 (1215)

THIS DOCUMENT IS PART OF A SOFTWARE PACKAGE. PLEASE READ THE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

80652297

4555 HURONTARIO STREET UNIT C10
MISSISSAUGA, ON L4Z 3M1

DATE

2017-02-03
YYYYMMDD

Transit-Serial No.

1309-80652297

Pay to the
Order of BLANEY MCMURTRY LLP IN TRUST

\$ *****20,645.00

TWENTY THOUSAND SIX HUNDRED FORTY FIVE**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re _____
The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2
Authorized Office _____ Number _____
Countersigned _____

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE IN DEMAND DOLLARS ON CANADA

⑈80652297⑈ ⑆09612⑈004⑆

⑈3808⑈

10355 (1215)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank4555 HURONTARIO STREET UNIT C10
MISSISSAUGA, ON L4Z 3M1

80652299

DATE 2017-02-03
YYYYMMDD

Transit-Serial No. 1309-80652299

Pay to the
Order of AMACON DEVELOPMENT (CITY CENTRE) CORP

\$ *****1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re

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

Authorized Office

Number

Countersigned

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

⑈80652299⑈ ⑆09612⑈004⑆

⑈3808⑈



PSv2 1602 Tenant ID



The Bank of Nova Scotia
Highway 10 & Eglinton
34 Eglinton Avenue West
Mississauga, ON
Canada L5R 3E7

Tel 905.568.3445
Fax 905.568.2468

Jan 13, 2017

FAIK ALTIMIMI
SANA RUMDAN
5481 WILDERNESS TRAIL
MISSISSAUGA, ON. L4Z 4A5



Dear FAIK ALTIMIMI & SANA RUMDAN

Congratulations! You have been pre-approved for a Scotia® Mortgage!

We are pleased to advise that based on the information you provided, you qualify for a residential mortgage on your principal residence¹. The details of the approval are as follows:

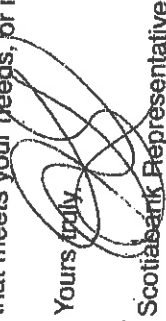
Mortgage Loan Amount²: \$312,000.00
Maximum Approved Amount³: \$346,428.04
Amortization: 30 Years 0 Months
Posted Rate: 4.4900 %
Rate Adjustment: 0.150 %
Interest Rate⁴: 4.6400 %
Term⁵: 5 Years Closed

- ☐ This mortgage pre-approval and interest rate shown above is for Scotiabank Value Mortgage and expires on Apr 13, 2017
- ☐ This mortgage pre-approval and interest rate shown above is for Scotiabank Flexible Mortgage and expires on May 13, 2017
- ☐ This mortgage pre-approval and interest rate shown above is for Scotiabank Rewards Mortgage and expires on May 13, 2017

Your interest rate is guaranteed until the expiry of this approval. Please note that if you change the mortgage term selected or the interest rate, the mortgage loan amount may require revision.

Thank you for applying for a pre-approved mortgage with Scotiabank. Please contact us when you find the home that meets your needs, or if you have any questions regarding your financial requirements.

Yours truly,


Scotiabank Representative

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
2. The Mortgage Loan Amount stated includes any mortgage default insurance premium that may be required. Mortgage Loans in excess of 80% of the home's value require mortgage default insurance. This amount is based on your requested amount.
3. The Maximum Approved Amount stated includes any mortgage default insurance premium that may be required. Mortgage Loans in excess of 80% of the home's value require mortgage default insurance. This amount is the maximum amount you qualify for.
4. Interest rate is calculated semi-annually, not in advance.

PSV2 1602 Tenant's First + Last month's Rent

MR SAAIB AL-SHIRSHAHI

102

PAY TO THE ORDER OF Faik Altimimi DATE 2017-02-01
one thousand three hundred / 100 DOLLARS \$ 1300

BMO Bank of Montreal
100 CITY CENTRE DR.
MISSISSAUGA, ONT. L5B 2C9

MEMO Rent/Appart. 1602/510 curran place/March 2017

⑆102⑆ ⑆04942001⑆

38750695⑈



Security Features
included.
Details on back

MR SAAIB AL-SHIRSHAHI

116

PAY TO THE ORDER OF Faik Altimimi DATE 2017-02-01
one thousand three hundred / 100 DOLLARS \$ 1300

BMO Bank of Montreal
100 CITY CENTRE DR.
MISSISSAUGA, ONT. L5B 2C9

MEMO Rent/Appart. 1602/510 curran place /Feb. 2018

⑆116⑆ ⑆04942001⑆

38750695⑈



Security Features
included.
Details on back

Plan Code
Code du régime

Benefit Period / Période assurée
From / du To end of / à fin de
Day/Jour Month/mois Year/année Month/mois Year /année

01 Feb 2017 01 Feb 2017

Eligibility Number No d'admissibilité	First Name Prénom	Surname Nom de famille	Eligibility Number No d'admissibilité	First Name Prénom	Surname Nom de famille
0907720387	Saib	Al Shirshahi			
0907707145	Russal	Al Shirshahi			
0907698377	Alia	Mhammad			

This card is not valid if altered. / Cette carte est invalide si modifiée

Region of Peel
Working for you

STATEMENT OF ASSISTANCE
PLEASE RETAIN FOR YOUR RECORDS
RELEVÉ DES PRESTATIONS
VEUILLEZ CONSERVER DANS VOS DOSSIERS

DEPOSIT NUMBER
081470478

DATE
DJ MM Y/A
31 01 2017

MEMBER ID. CODE D'ID. DE MEMBRE		OFFICE BUREAU	CASE LOAD CH. DE CAS	PERIOD COVERED PÉRIODE ASSURÉE	
301792124		000276	SKang	DJ MM Y/A	DJ MM Y/A
				01 02 2017 To/A	28 02 2017
BENEFITS / PRESTATIONS	AMOUNT / MONTANT	DEDUCTIONS / DÉDUCTIONS	AMOUNT / MONTANT	GRANTED ACCORDEES	AMOUNT / MONTANT
Basic Needs Shelter TCB	476.00		0.00-	ASSISTANCE AIDE	1378.00
	672.00		0.00-		
	230.00		0.00-		
	0.00		0.00-	LESS DEDUCTIONS MOINS DEDUCTIONS	0.00-
	0.00		0.00-		
	0.00		0.00-		
TOTAL	1378.00	TOTAL	0.00-	SUBTOTAL PARTIEL	1378.00
				AMOUNT MONTANT	1378.00

PLEASE RETAIN FOR YOUR RECORDS / VEUILLEZ CONSERVER DANS VOS DOSSIERS

Region of Peel
Working for you

DATE
DJ MM Y/A
31 01 2017

DEPOSIT NUMBER
081470478
DEPOSIT AMOUNT
\$**1378.00

RE: 301792124



Mr. Saab G Al-Shirshahi
3888 DUKE OF YORK Blvd
APT 1524
MISSISSAUGA ON L5B 4P5

Your Allowance has been deposited into your account
Votre allocation a été déposée dans votre compte

Statement of Direct Deposit
Déclaration de Dépôt Direct

Please See Reverse
Veuillez voir au verso