

Worksheet
Leasing

Suite: 303 Tower: PSVI Date: Apr. 12/17 Completed by: Silvi

Sureshbhai Lad

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry 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). \$ 1500 + WST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 40,608.
- ✓ ● 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 Does Amazon have this?
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted



Administration Notes:

1947

71 G. 104

1964

803

and 1000000000

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and

SURESHBHAI T. LAD (the "Purchaser")

Suite **303** Tower **ONE** Unit **3** Level **3** (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 25 day of March 2012.

Witness:

Purchaser: **SURESHBHAI T. LAD**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of March 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

SURESHBHAI T. LAD (the "Purchaser")

Suite **303** Tower **ONE** Unit **3** Level **3** (the "Unit")

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- (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 25 day of March

2017
2012

K. L. U.

Witness:

Suresh Bhai T. Lad

Purchaser: SURESHBHAI T. LAD

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 22 day of March

2017
2012

Agreement to Lease Residential

This Agreement to Lease dated this 8 day of April, 2017

TENANT (Lessee), Kathleen Blengikal and Navid Kazemeini
(Full legal names of all Tenants)

LANDLORD (Lessor), Sureghbhai T. Lad
(Full legal name of landlord)

ADDRESS OF LANDLORD Fax or email as indicated below
(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, if/ we, the Tenant hereby offer to lease, premises known as:
#303 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of ONE YEAR commencing April 10, 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 One Thousand Five Hundred Fifty Canadian Dollars (CDN\$ 1,550.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to Century 21, People's Choice Realty Inc. "Deposit Holder"

in the amount of Three Thousand One Hundred

Canadian Dollars (CDN\$ 3,100.00) 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 LAST month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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: Strictly Residential Use and only by the persons in this agreement

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input 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): NK/KC

INITIALS OF LANDLORD(S): SL

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7. **PARKING:** One parking spot for exclusive use as part of rental fee

8. **ADDITIONAL TERMS:**

The Tenants shall be responsible to pay the first \$50.00 of the cost of any repair related to any appliances or plumbing/electrical as long as such repair is not due to negligence, in which case the Tenants shall be liable to 100% of the cost of repair.

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 11:59 pm a.m./p.m. on the 8

day of April 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon 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 thereof 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.: 416-742-8001

(For delivery of Documents to Landlord)

FAX No.: 416-742-8001

(For delivery of Documents to Tenant)

Email Address: raj_pattni@hotmail.com

(For delivery of Documents to Landlord)

Email Address: raj_pattni@hotmail.com

(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.lt.b.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):

NR / V

INITIALS OF LANDLORD(S):

CA



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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] _____
[Witness] _____
[Witness] _____

IN WITNESS whereof I have hereunto set my hand and seal:

(Tenant or Authorized Representative) _____ DATE April 8th, 2017
(Seal) _____
(Tenant or Authorized Representative) _____ DATE April 8th, 2017
(Seal) _____
(Guarantor) _____ DATE _____
(Seal) _____

We/I 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] _____
[Witness] _____
[Witness] _____

IN WITNESS whereof I have hereunto set my hand and seal:

(Landlord or Authorized Representative) _____ DATE April 8th, 2017
(Seal) _____
(Landlord or Authorized Representative) _____ DATE _____
(Seal) _____

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) _____ (Spouse) _____ DATE _____
(Seal) _____

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 7:30 a.m./p.m. this 8th day of April, 2017.
(Signature of Landlord or Tenant) _____

INFORMATION ON BROKERAGE(S)

Listing Brokerage CENTURY 21 PEOPLE'S CHOICE REALTY INC. Tel.No. (416) 742-8000
RAJESH PATTNI
(Salesperson / Broker Name)
Co-op/Tenant Brokerage CENTURY 21 PEOPLE'S CHOICE REALTY INC. Tel.No. (416) 742-8000
RAJESH PATTNI
(Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord) _____ DATE April 8th, 2017
(Landlord) _____ DATE _____
Address for Service _____
Tel.No. _____
Landlord's Lawyer _____
Address _____
Email _____
Tel.No. _____ FAX No. _____

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Tenant) _____ DATE April 8th, 2017
(Tenant) _____ DATE April 8th, 2017
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 the 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 acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage) _____
(Authorized to bind the Co-operating Brokerage) _____

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Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Kathleen Elengikal and Navid Kazemeini, and

LANDLORD (Lessor), Sureshbhai T. Lad

for the lease of #303 - 4011 BRICKSTONE MEWS Mississauga

LSB 017 dated the 8 day of April 2017

The Tenants agree not to assign or sublet the premises without written consent from the Landlord.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Refrigerator, stove, built-in dishwasher, clothes washer and dryer and Microwave exhaust fan.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be 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.

Tenant agrees that an increase of rent will be in effect on the second year of this lease, in accordance with the guidelines established under the applicable rent review legislation.

~~Tenant agrees to be responsible for any repair or replacement cost due to the presence of their pet (cat) on the premises. Tenant further agrees that at lease termination, they will have the carpets professionally cleaned and make any repairs that may be necessary to restore any damages caused by cat.~~ KE NIK

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing.

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

The Tenant must obtain and provide proof of personal content insurance, to cover any accidental damage to the flooring, walls, fixtures and appliances due to flooding or fire or any other cause. Such insurance shall also cover the personal contents of the Tenants including but not limited to their furniture, clothing and any other personal belonging. The Landlord shall not be responsible for any damages to the property of the Tenants during the term of this lease and any renewals thereof.

Tenant shall comply with all the Bylaws of the Condominium Corporation.

The Tenants shall provide a \$150.00 deposit for the keys and FOB, to be returned at the end of lease upon returning all keys and fobs (two keys to the unit, 2 FOBS, One Mail box key, One Locker room Key).

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

INITIALS OF TENANT(S):

NIK KE

INITIALS OF LANDLORD(S):

A



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

BUYER, Kathleen Evangelical and David Kazemian and

SELLER, Sureshbbhai T. Ladi.

for the property known as # 303 - 4011 Brimstone Mews

dated the 8th day of April, 2017

The Buyer acknowledges that no interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a valid Social Insurance Number, for use on the required Revenue Canada T5 Form, no later than TEN (10) days following completion. Any interest cheques issued by the deposit holder and not negotiated within SIX (6) months following completion of the herein transaction shall be forfeited to the deposit holder (Century 21 People's Choice Realty Inc., Brokerage).

Century 21 People's Choice Realty will only accept Certified Cheque or Bank Draft for all the deposits. The Buyer agrees to provide a Certified Cheque or Bank Draft as deposit within ONE (1) business day after the acceptance of this offer. In the event Buyer fails to deposit Certified Cheque or Bank Draft within ONE (1) business day then this deal is NULL & VOID and the Seller has option to sell the same property to other prospective Buyer without any Mutual Release. For all the purposes of this agreement, the terms "Banking Day" or "Business Day" shall mean any day other than a Saturday, Sunday, or Statutory Holiday in the province of Ontario.

The parties acknowledge that any information provided by a real estate Sales Representative, Broker, or Brokerage Company is not qualified construction, engineering, environmental, legal, tax, or zoning advice.

Unless stated otherwise in this agreement, Seller represents that the Property is not subject to any Local improvement charges, or special charges and that Seller has not received any notification of future charges which may affect the Property. That portion of any such charges which may be outstanding or levied in respect of the Property shall be adjusted in favour of the Buyer upon completion of this transaction.

The Seller/Buyer hereby give permission to the Listing Broker so named in this Agreement to use information relating to the sale of the subject property, including the price, in future marketing materials and for the purpose of market evaluations.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

[Handwritten initials]

INITIALS OF SELLER(S):

[Handwritten initials]

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Confirmation of Co-operation and Representation

BUYER: Kathleen Elengikal and Navid Kazemini

SELLER: Sureshbhai T. Lad

For the transaction on the property known as: **#303 - 4011 BRICKSTONE MEWS** **Mississauga** **L5B 0J7**

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 representative(s) 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 party to which the 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 represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- ☐ 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)



BUYER



CO-OPERATING/BUYER BROKERAGE



SELLER



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
..... to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
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)

CENTURY 21 PEOPLE'S CHOICE REALTY INC.

(Name of Co-operating/Buyer Brokerage)

1780 ALBION ROAD UNIT 2 & 3 TORONTO

Tel: (416) 742-8000

Fax: (416) 742-8001

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

RAJESH PATTNI

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

CENTURY 21 PEOPLE'S CHOICE REALTY INC.

(Name of Listing Brokerage)

1780 ALBION ROAD UNIT 2 & TORONTO

Tel: (416) 742-8000

Fax: (416) 742-8001

(Authorized to bind the Listing Brokerage)

RAJESH PATTNI

(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.

(Signature of Buyer)

Date: April 8th 2017

(Signature of Seller)

Date: April 08, 2017

(Signature of Buyer)

Date: April 8th 2017

(Signature of Seller)

Date: April 08, 2017



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Rental Application
Residential

I/We hereby make application to rent #303 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7
from the 8 day of April 2017 at a monthly rental of \$1,550.00

to become due and payable in advance on the 10th day of each and every month during my tenancy.

1. Name David Kazemehi Date of birth 09/22/87 SIN No. (Optional) _____
Drivers License No. H0764-58308-7060 Occupation _____

2. Name Kathleen Elengikal Date of birth 02/16/92 SIN No. (Optional) _____
Drivers License No. E5070-40384-3525 Occupation Administrative Assistant

3. Other Occupants: Name N/A Relationship _____ Age _____
Name N/A Relationship _____ Age _____
Name N/A Relationship _____ Age _____

Do you have any pets? Yes No If so, describe _____

Why are you vacating your present place of residence? Closer commute to work

LAST TWO PLACES OF RESIDENCE

Address 876 Golf Links Unit 17
Hamilton, ON
From 2010 To Present
Name of Landlord N/A
Telephone: _____

Address 1126 Ashgrove Cres
Oshawa, ON
From 2016 To Present
Name of Landlord N/A
Telephone: _____

PRESENT EMPLOYMENT

Employer S&C ELECTRIC CANADA
Business address 90 BELFIELD RD.
Business telephone 416-249-9171
Position held Supervisor
Length of employment 2011 - Present
Name of supervisor Vince Vern
Current salary range: Monthly \$ 5,316.00

PRIOR EMPLOYMENT

1. _____
2. _____
3. _____
4. _____
5. _____

SPOUSE'S PRESENT EMPLOYMENT

Employer: KelMax Real Estate Centre
Business address: 100 City Centre #1-712
Business telephone: 905-272-5000
Position held: Administrative Assistant
Length of employment: Aug 2016 - Present
Name of supervisor: Mustafa Zia
Current salary range: Monthly \$ 2400

PRIOR EMPLOYMENT

Name of Bank RBC Branch Address Whitney / Main
Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

Payments to	Amount: \$
Payments to	Amount: \$

PERSONAL REFERENCES

Name	Address	Telephone	Length of Acquaintance	Occupation
Name	Address	Telephone	Length of Acquaintance	Occupation

AUTOMOBILE(S)

Make Jeep Model Patricr Year 2011 Licence No. BTBX 476

Make Nissan Model Rogue Year 2013 Licence No. V.C.E.

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: [Signature] Date: April 8th, 2017 [Signature] Date: April 8th, 2017
Telephone: 905 512 5666 Telephone: 647-802-3272

Ontario Driver Licence
permis de conduire ON CANADA



ELENI K.
KATHLEEN Y.
2000 RICHY DR 48
MISSISSAUGA, ON, L5M 7H8

NUMBER E5270-42789-2523P
EXPIRY 20170215
DOB 0095203536
SEX F
CLASS G
ISS 1992/02/15



Ontario Driver Licence
permis de conduire ON CANADA



HASSAN KAZEM
NAVID
17 DICKSON LANE RD
ANCASTER, ON, L9K 1M7

NUMBER H0764-58308-70602
EXPIRY 20150602
DOB 007314083
SEX M
CLASS G
ISS 1387/06/02



SCAN

BMO Bank of Montreal • Banque de Montréal

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

100 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

345684

DATE 20170410

Y/A M/M D/J

CTI

Pay to the order of / Payez à l'ordre de CENTURY 21, PEOPLE'S CHOICE REALTY INC. \$ 3100.00

BANK OF MONTREAL 3100.00

/100 Canadian Dollars Canadiens

Name of remitter / Nom de l'expéditeur

Address of remitter / Adresse de l'expéditeur

Signing Officer / Signataire

Signing Officer / Signataire

069520011 0494023456841 90

DATE	April 10, 2017	(8:21pm)	NO.	2194651
RECEIVED FROM	KATHLEEN / HASSAN KAZEMEINI			
RECU DE	ELENGWIKAL			
THREE THOUSAND ONE HUNDRED ONLY DOLLARS				
Re:- 4011 BRICKSTONE MEWS UNIT 303				
draft: 345684 (dated 10/4/2017) (Rajesh Bhatti)				
\$ 3100/- SURORR				

CENTURY 21 PEOPLE'S CHOICE REALTY

120 MATTHEW BLVD EAST #103

MISSISSAUGA, ONTARIO

L5B 2C9

TEL: 905-339-4100

FAX: 905-339-4101

RECEIPT

THIS DRAFT MUST BE DEPOSITED IN A DEPOSIT ACCOUNT

Remplir à la machine à écrire & passer au photocopieur

Prod. 1040018 - Form BSI BL (02/14)

236984



S&C ELECTRIC CANADA LTD.

Excellence Through Innovation

March 28, 2017

To Whom It May Concern:

Re: Navid Kazemeini – Confirmation of Employment

This letter is to verify that Navid Kazemeini is a full-time, permanent employee of S&C Electric Company Canada Ltd.

He has been employed with S&C Electric Company Canada Ltd. since September 26, 2011 and currently holds the position of Supervisor – Technical Application Team. He is earning an annual salary of \$64,000 and works 40 hours per week.

If more information is required, please do not hesitate to contact me at (416) 249-9171, Ext. 3345 or Colomba.McAlary@sandc.com.

Yours truly,

S&C ELECTRIC CANADA LTD.

A handwritten signature in cursive script, appearing to read 'Colomba', is written over a diagonal line.

Colomba McAlary, CHRL
Human Resources

RE/MAX[®] **REAL ESTATE**
CENTRE^{INC}
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

April 7, 2017

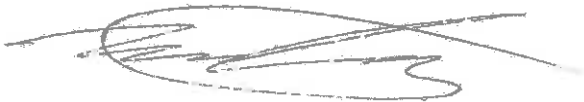
Re/Max Real Estate Centre
100 City Centre Dr Unit 1-702
Mississauga, ON
L5B 2C9

This letter is to verify Kathleen Elengikal is employed as an Administrative Assistant with our team at Re/Max Real Estate Centre. She has been employed with us since August 2016. Kathleen works on a full-time basis with our team. Kathleen is responsible for the administrative duties at our office.

Her current salary is \$15.00 an hour and she is eligible for overtime.

If you have any other further questions, please do not hesitate to call me at (647)-892-2474.

Sincerely,



Mustafa Zia

DashboardAlertsScoresRequests

My AccountPrint this page

Credit Score

Equifax

710

As of 04/09/2017

GOOD

[Score Details](#)[Alert Details](#)[Previous Report](#)

Current Alerts

Want to see your Alerts?
[Click here to upgrade](#)

Credit Report Summary

Your Equifax Credit Summary highlights the information in your credit file that is most important in determining your credit standing by distilling key credit information into one easy-to-read summary.

CREDIT REPORT as of 04/09/2017

Your Open Accounts

Hide Details

Mortgage	Installment	Revolving	Other
# of Open Accounts	# of Open Accounts	# of Open Accounts	# of Open Accounts
0	1	3	1
Balance	Balance	Balance	Balance
\$0	\$17098	\$10372	\$81
Total Credit Limit	Total Credit Limit	Total Credit Limit	Total Credit Limit
23	\$17536	\$11000	\$145
Utilization	Utilization	Utilization	Utilization
0%	98%	94%	57%

[View Report Details](#)[Update Report](#)[Print Credit Report](#)

Your Product

Equifax Credit Score™

[View product details +](#)

100% of product features are enabled.

Your Features

Limited Reports

Click on the icons above to learn more about your features.

Need Assistance? 1-877-493-8785

Your Upgrade Options

Equifax Complete™ Advantage Plan

Product Features

AlertsMonitoringUnlimited Reports

Click on the icons above to learn more about these individual features.


[Click here to upgrade](#)

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Message Center

How can I [correct an inaccuracy](#) in my Equifax credit report?

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https://www.econsumer.equifax.ca/canadaotc/showmyequifax.html#

1/1

Your credit profile

REPORT DATE: Apr 8, 2017 NEXT UPDATE AVAILABLE: Apr 15, 2017



HOW YOUR SCORE IS CALCULATED

Your score was calculated by TransUnion using the TransRisk model. It can range from 300 to 900.

ABOUT YOUR CREDIT SCORE

Why your credit score matters

What is a good credit score?

What is the TransUnion TransRisk score model?

An offer based on your score



Scotiabank®+ Platinum American Express® card

Apply Now

Annual fee
\$399

Annual interest rate*
19.99% on purchases, 22.99% on cash advances

Balance transfer intro rate
N/A

Balance transfer regular rate*
22.99%

See details, rates and fees

Report details

Accounts

Here's every account that appears on your TransUnion credit report – both open and closed. Click on the account name to see more details.

REVOLVING

TORONTO DOMINION BANK Reported: Apr 6, 2017	\$42,104 Open	>
ROYAL BANK OF CANADA VIS Reported: Mar 15, 2017	\$62 Open	>
ROYAL BANK OF CANADA Reported: May 6, 2016	\$0 Closed	>
CAPITAL ONE HBC - PLCC Reported: Mar 28, 2016	\$0 Closed	>

INSTALLMENT

ROYAL BANK OF CANADA Reported: Apr 2, 2017	\$4,612 Open	>
------------------------------------------------------	------------------------	---

OPEN

ROGERS COMMUNICATIONS CA Reported: Mar 13, 2017	\$154 Open	>
-----------------------------------------------------------	----------------------	---

Collections

If you've fallen behind on payments, your account could be sent to collections. This can have a big impact on your credit score.

Clean slate! As of your latest update, you have no collections on your credit report.

Bank accounts

Bank accounts can be added to your report if they were closed for a negative reason, like a bad cheque or insufficient funds.

As of your latest update, you have no negative bank account information on your credit report.

Public records

Things like bankruptcies and legal judgments against you can show up on your credit report, and do some damage to your score.

Keep it up! As of your latest update, you have no public records on your credit report.

Credit inquiries

When you apply for a new account, a hard credit inquiry will usually get added to your report. These can make a small dent in your score. Here are the inquiries on your TransUnion report:

ROYAL BANK OF CANADA
Inquiry made: Sept 5, 2015

ROYAL BANK AUTO LOANS
Inquiry made: Aug 7, 2014

SCOTIABANK
Inquiry made: Aug 7, 2014

SCOTIABANK
Inquiry made: Dec 27, 2013

ROYAL BANK AUTO LOANS
Inquiry made: Dec 27, 2013

CAPITAL ONE BANK (CANADA)
Inquiry made: Sept 7, 2010

Personal information

NAMES REPORTED

NAVID HASSAN KAZEMEINI
NAVID HASSAN KAZEMEINI

EMPLOYMENT INFO

MOHAWK COLLEGE

ADDRESSES REPORTED

876 GOLF LINKS RD
ANCASTER, ON L9K1M7

104 HOLMES AVE
HAMILTON, ON L8S2K9

1760 MAIN ST W
HAMILTON, ON L8S1H2

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