

Worksheet  
Leasing

Suite: 2205 Tower: PSV Date: Apr. 26/17 Completed by: Silvi

Samer Hendawi

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to <sup>20%</sup> 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). \$500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 49,935
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent paid 6 months up front
- ✓ ● Copy of Tenant's employment letter or paystub
- ✗ ● Copy of Credit Check
- ✓ ● Copy of the Purchasers Mortgage approval
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes: ✗ Tenant cannot provide a credit check as  
they are new to the country. They have  
paid 6 months up front.

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and  
**SAMER SAMEER D. HENDAWI** (the "Purchaser")

Suite **2205** Tower **ONE** Unit **5** Level **21** (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 percent (20%) 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 Five Hundred Dollars (\$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 26<sup>th</sup> day of April 2017.

  
Witness:

  
Purchaser: **SAMER SAMEER D. HENDAWI**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of April 2017.

**AMACON DEVELOPMENT (CITY CENTRE) CORP.**

PER:   
Authorized Signing Officer  
I have the authority to bind the Corporation

**Agreement to Lease**  
**Residential**

This Agreement to Lease dated this 23 day of April, 2017

**TENANT (Lessee),** Tatiana Yambanis Thomaz  
(Full legal names of all Tenants)

**LANDLORD (Lessor),** Samer Hendawi  
(Full legal name of Landlord)

**ADDRESS OF LANDLORD** \_\_\_\_\_  
(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, I/we, the Tenant hereby offer to lease, premises known as:  
#2205 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of 12 months commencing May 1, 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 Nine Hundred Seventy-Five Canadian Dollars (CDN\$ 1,975.00),  
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 WEST-100 METRO VIEW REALTY LTD., BROKERAGE "Deposit Holder"  
in the amount of Thirteen Thousand Eight Hundred Twenty-Five

Canadian Dollars (CDN\$ 13,825.00) 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 & LAST and 7/8/9/10/11Th 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: Residential

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 checked="" type="checkbox"/>	<input 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): [Signature]

INITIALS OF LANDLORD(S): [Signature]

7. **PARKING:** One Parking and One Locker

8. **ADDITIONAL TERMS:**

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 6 p.m. on the 25 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.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)  
Email Address: omar.s@rokslogistics.com Email Address: estelamedeiros8@gmail.com  
(For delivery of Documents to Landlord) (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.lib.gov.on.ca](http://www.lib.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):

APP

INITIALS OF LANDLORD(S):

OS  
for



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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:

\* Fatima Mohamed Romay  
(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)

DATE \*2017-04-23  
(Seal)

DATE  
(Seal)

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)

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

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)

DATE April 23, 2017  
(Seal)

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 3:00 a.m. / p.m. this 23 day of April, 2017.

(Signature of Landlord or Tenant)

#### INFORMATION ON BROKERAGE(S)

Listing Brokerage **WEST-100 METRO VIEW REALTY LTD.**

Tel.No. (905) 238-8336

**OMAR KANAAN SHAATH**

(Salesperson / Broker Name)

Co-op/Tenant Brokerage **KELLER WILLIAMS NEIGHBOURHOOD REALTY**

Tel.No. (416) 236-1392

**ESTELA MEDEIROS**

(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)

(Landlord)

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)

(Tenant)

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

#### FOR OFFICE USE ONLY

#### COMMISSION TRUST AGREEMENT

To: Cooperating 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 Cooperating 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),** Tatiana Yambanis Thomaz....., and

**LANDLORD (Lessor),** Samer Hendawi.....

for the lease of #2205 -4011 BRICKSTONE MEWS..... Mississauga.....

LSB 0J7..... dated the 23..... day of April....., 2017.....

As per Rent Control Board of Province of Ontario, the rent will be increased once a year, and the amount of rent will be based on current market prices. The Landlord agrees to serve the tenant with 90 days written notice before rent increase.

The rental unit will be occupied by Tatiana Yambanis Thomas and her fiance Joao Tiago Foa Binsztjan.

The tenant has offered to pay in advance an extra (5) months of rent representing 7TH/8TH/9TH/10TH and 11TH month of the lease. Tenant will have provided the First and Last (7) Months of Rent in advance in the form of a bank draft or certified cheque made payable to the brokerage: WEST-100 METRO VIEW REALTY LTD., BROKERAGE for a total of: (\$13,825.00 Thirteen Thousand Eight Hundred Twenty-Five ) before the lease start date.

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

**INITIALS OF TENANT(S):** APP

**INITIALS OF LANDLORD(S):** OS

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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),** ..... Tatiana Yambanis Thomaz ....., and

**LANDLORD (Lessor),** ..... Samer Hendawi .....

for the lease of ..... #2205 -4011 BRICKSTONE MEWS Mississauga L5B 0J7 .....

..... dated the 1st day of ..... May ....., 2017 .....

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

The Tenant agrees to provide the Landlord with 5 post dated cheques starting from June 1, 2017.

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

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, and to allow the Landlord to affix a For Sale or For Rent sign on the property within 60 days prior to the end of the Lease term

Landlord shall pay real estate taxes, 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. Tenant agrees to have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant agrees to pay the first \$75.00 for any minor service needed in condo premises.

Landlord warrants that all appliances, chattels and fixtures will be in good working order prior to occupancy.

Tenant agrees to pay Landlord a \$300 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

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

**INITIALS OF TENANTS:**

[Signature]

**INITIALS OF LANDLORD(S):**

[Signature]



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

**BUYER,**..... Tatiana Yambanis Thomaz

**SELLER,**..... Samer Hendawi

for the property known as..... #2205 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

..... dated the ..... 1st ..... day of ..... May ..... 2017.....

West-100 Metro View Realty Ltd. advise the parties to this Agreement that the Real Estate Trust account, in which the deposit for this transaction [The Deposit] shall be placed in a Non Interest Bearing Real Estate Trust Account, earning no interest on the deposit and unless it is requested by the Parties in writing in this Agreement that the deposit be placed in an interest bearing Term deposit there will be no interest paid or earned on the deposit funds being held.

The Buyer agrees to provide a certified cheque or bank draft as a deposit within one (1) banking day [excluding Saturday, Sunday and statutory holidays] from the date of acceptance of this offer. No cash deposits will be accepted.

The Parties to this Agreement acknowledge that the real estate Broker[s] so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by West-100 Metro View Realty Ltd. is to be construed as legal, tax or environmental advice and all sizes and measurements are approximate and is to be verified by the Buyer.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Seller, West-100 Metro View Realty Ltd. or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

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

**INITIALS OF BUYER(S):**

PP

**INITIALS OF SELLER(S):**

SH



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WEBForms™ Jan/2012



# Confirmation of Co-operation and Representation

**BUYER:** Tatiana Yambanis Thomaz

**SELLER:** Samer Hendawi

For the transaction on the property known as: #2205 -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)
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
- ☐ 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  
**Half Month Rent + HTS**  
(Commission As Indicated in MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.  
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)**

**KELLER WILLIAMS NEIGHBOURHOOD REALTY**  
(Name of Co-operating/Buyer Brokerage)

**2968 DUNDAS ST WEST #303 TORONTO**

Tel: (416) 236-1392 Fax: (416) 800-9108

Date: \_\_\_\_\_  
(Authorized to bind the Co-operating/Buyer Brokerage)

**ESTELA MEDEIROS**

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

**WEST-100 METRO VIEW REALTY LTD.**

(Name of Listing Brokerage)

**129 FAIRVIEW ROAD WEST MISSISSAUGA**

Tel: (905) 238-8336 Fax: (905) 238-0020

Date: Apr 12 2017  
(Authorized to bind the Listing Brokerage)

**OMAR KANAAN SHAATH**

(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] Date: \* 2017-04-23  
(Signature of Buyer)

(Signature of Buyer)

[Signature]  
(Signature of Seller)

(Signature of Seller)

Date: Apr 12 2017

Date: \_\_\_\_\_



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© 2017, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

# Offer Summary Document

For use with Agreement of Purchase and Sale

## For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

**REAL PROPERTY ADDRESS:** #2205 -4011 BRICKSTONE MEWS Mississauga L5B 0J7 (the "property")  
(municipal address and/or legal description)

**for an Agreement of Purchase and Sale dated:** the 23 day of April, 2017 ("offer")

This offer was submitted by: **BROKERAGE:** KELLER WILLIAMS NEIGHBOURHOOD REALTY

**SALES REPRESENTATIVE/BROKER:** ESTELA MEDEIROS

I/We, Tatiana Yambanis Thomaz

Name of Buyer(s)

have signed an offer for the property.

\* [Signature] Buyer signature

\*2017-04-23

Dated

Buyer signature

Dated

This offer was submitted, by email (by fax, by email or in person) to the Listing Brokerage at 3 p.m. on the 21 day of April, 2017 Irrevocable until 6 p.m. on the 22 day of April, 2017

(For Buyer counter offer - complete the following)

I/We, Tatiana Yambanis Thomaz

Name of Buyer(s)

have signed an offer for the property.

Buyer signature

Date

Buyer signature

Date

An offer was submitted, (by fax, by email or in person) to the Listing Brokerage at a.m./p.m. on the day of 20, Irrevocable until a.m./p.m. on the day of 20.

## For Listing Brokerage receiving the offer:

**SELLER(S):** Samer Hendawi

**SELLER(S) CONTACT:**

(ie. phone / email / fax)

**LISTING BROKERAGE:** WEST-100 METRO VIEW REALTY LTD.

**SALES REPRESENTATIVE/BROKER:** OMAR KANAAN SHAATH

This offer was received, (by fax, by email or in person) by the Listing Brokerage at a.m./p.m. on the day of 20.

This offer was presented, (by fax, by email or in person) to the Seller(s) at a.m./p.m. on the day of 20.

Offer was: ☐ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

**Comments:**

**RE** The trademarks REALTOR®, REALORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

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I/We hereby make application to rent #2205 54011 BRICKSTONE MEWS Mississauga L5B 0J8 **Date:** 2017-04-21  
from the 1st day of may, 2017 at a monthly rent of \$ 1950  
to become due and payable in advance on the \_\_\_\_\_ day of each and every month during my tenancy.

1. **Name** Tatiana Yambanis Thomaz **Date of birth** 06/25/1983  
**Social Insurance No.** FK217451 **Drivers License No.** \_\_\_\_\_  
**Occupation** Product Manager

2. **Name** Joao Tiago Foa Binsztjan **Date of birth** 08/23/1985  
**Social Insurance No.** FM760446 **Drivers License No.** \_\_\_\_\_  
**Occupation** Film Colorist

3. **Other Occupants**

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

Do you have any pets? No If so, describe \_\_\_\_\_  
Why are you vacating your present place of residence? I was transfered to Canada from Brazil to work in the same company and we need a new house

**LAST TWO PLACES OF RESIDENCE**

**Address:**  
Pintassilgo, 59 apto 41A Sao Paulo - Brazil

**From** 10/21/2003 **To** 04/05/2017  
**Name of Landlord** I'm the owner  
**Telephone No.** \_\_\_\_\_

**PRESENT EMPLOYMENT**

**Occupation** Product Manager  
**Employer** Springs Global  
**Business address** 110 Matheson Blvd W, Mississauga, ON L5R  
**Business telephone** (905) 890-4994  
**Position held** Product Manager  
**Length of employment** 3 years  
**Name of supervisor** Catherine Callaghan  
**Current salary range** Monthly \$ 7400

**PRIOR EMPLOYMENT**

**Product Manager**  
**Springs Global - Brazil - Coteminas**  
**Av. Paulista, 1754 Sao Paulo - Brazil**  
**+55 11 2145-4578**  
**Product Manager**  
**3 years**  
**Mario Sette**

**SPOUSE'S PRESENT EMPLOYMENT**

**Occupation** Film Colorist  
**Employer** Colina da Serra  
**Business address** Estrada Pedro Xavi, 2486 - Brazil  
**Business telephone** +5511 992696277  
**Position held** Film Colorist  
**Length of employment** 7 years  
**Name of supervisor** Tomaz  
**Current salary range** Monthly \$ 3000

**PRIOR EMPLOYMENT**

**Name of Bank** BMO **Branch** 0392 **Address** 1293 Bloor Street West  
**Chequing Account #** 3960-919 **Savings Account #** 8957-217

**FINANCIAL OBLIGATIONS**

**Payments to:** Freedom Mobile **Amount:** 80.00  
**Payments to:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**PERSONAL REFERENCES**

**Name:** Bianca Buckingham **Address:** 4892 Walden St., Vancouver, BC **Telephone:** (778)984 3626  
**Length of Acquaintance:** 20 years **Occupation:** TV producer  
**Name:** Gisela Gomes **Address:** 161, Rue Demers, Montreal, QC **Telephone:** (514)988 0269  
**Length of Acquaintance:** 15 years **Occupation:** Montreal University Research Agent

**AUTOMOBILE(S)**

**Make:** \_\_\_\_\_ **Model:** \_\_\_\_\_ **Year:** \_\_\_\_\_ **License No.** \_\_\_\_\_  
**Make:** \_\_\_\_\_ **Model:** \_\_\_\_\_ **Year:** \_\_\_\_\_ **License No.** \_\_\_\_\_

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 will be returned.

**Signature of Applicant** [Signature] **Date** 2017-04-21 **Signature of Applicant** [Signature] **Date** 2017-04-21





São Paulo, April 3th 2017

Letter of Employment

COTEMINAS S.A.  
Av. Paulista, 1754 - 2a sobreloja  
São Paulo - SP - Brasil

RE: Verification of employment for Tatiana Yambanis Thomaz

To whom it may concern:

Please accept this letter as confirmation that Tatiana Yambanis Thomaz has been employed with Coteminas since August 2014. Currently, Tatiana Yambanis Thomaz, holds the title of Product Manager earns an annual salary of BRL 207,103.00; works on a full-time basis of 44 hours per week.

She has been transferred to our operations in Mississauga, Ontario, Canada in our subsidiary Springs Global and will start working as soon as her work visa has been issued.

If you have any questions or require further information, please don't hesitate to contact me at +55 11 2145-4515.

Sincerely yours,



Mário Adriano Leão Sette  
Sales Vice-President

COTEMINAS S.A.  
Av. Magalhães Pinto, 4000 - FONE: (38) 4009-5200 - Fax: (38) 4006-5050 - CEP 39404-165 - Montes Claros-MG  
Av. Paulista, 1754 - 2ª sobreloja - Fone: (11) 2145-4424 - Fax: (11) 2145-4583 - CEP 01310-920 - São Paulo-SP



Estela Medeiros <estelamedeiros8@gmail.com>

---

## Tatiana and Joao Assets

1 message

---

Tatiana Yambanis Thomaz <yambanis@gmail.com>  
To: Estela Medeiros <estelamedeiros8@gmail.com>

Fri, Apr 21, 2017 at 1:36 PM

Estela, good afternoon

As we talked during our visit to unit 2705 at 4011 brickstone mews, I'm sending this e-mail with all the papers regarding my assets:

Firstly I'm sending a letter from my employer explaining my situation here in Canada. I've been working for this company for the past 3 years. They transferred me to their operations in Canada (Mississauga). I will start receiving in CAD as soon as my visa gets issued. This will occur no later than June 17. My earnings are stated in BRL as 207,103 per year that is in **CAD 88,846 per year**

Secondly, I'm attaching the application confirmation from our visas.

Thirdly I'm attaching our bank statements in Brazil and Canada. We have:

Tatiana's account in Brazil BRL 74,174 = CAD 31,820

Tatiana's account in Canada CAD 5,446

**Tatiana's total in CAD 37,266**

Joao's account in Brazil BRL 33,558 = CAD 14,396

Joao's account in Canada CAD 1,086

**Joao's total in CAD 15,482**

We are transferring more BRL 18.000 = **CAD 7,720** to Canada that will reach our accounts no later than wednesday next week.

Lastly, I own 4 properties in Brazil (I attached the properties registrations and my Brazilian tax form to prove the ownerships to you). The values are the tax values, not the market values:

BRL 113,344

BRL 299,844

BRL 400,547

BRL 982,928

Tatiana's total in real state BRL 1,816,663 = **CAD 779,341 in real states**

Two of this properties are rented and they pay me BRL 10,000 per month = **CAD 4,290 per month**

My fiancée owns also 3 properties in Brazil (I attached his Brazilian tax report as proof). The values are the tax values, not the market values:

BRL 207,135

BRL 14,950

BRL 5,370



Date: April 11, 2017

Application no.: W302601456

*Please quote this reference number when referring to this application.*

Dear JOAO TIAGO FOA BINSZTAJN,

This confirms that your application has been received by Immigration, Refugees and Citizenship Canada (IRCC) on 2017/04/11 (yyyy/mm/dd).

**When will IRCC contact me?**

You are expected to provide a COPY of your passport with your electronic application. If IRCC needs your physical passport, IRCC will request that you submit it to our office. IRCC will also contact you if we require additional information, documents or an interview. For general guidance on what to expect, you can visit [www.cic.gc.ca/english/information/applications](http://www.cic.gc.ca/english/information/applications) or consult the "What Happens Next" section of the instruction guide associated with the application form you used.

Please do not send to IRCC any documentation related to this online application by mail, courier or fax. Any mail received, other than what is received in your account, will NOT be considered.

**How long will it take to process my application?**

Processing times vary. Please refer to the following page for processing times related to your application: <http://www.cic.gc.ca/english/information/times/index.asp>

**CAUTION:** Do not submit multiple applications for the same service in an effort to speed up your application. Doing this may result in both applications being processed and delay the finalization of your application. IRCC does not refund processed applications.

Unless your application has exceeded normal processing times, please limit your correspondence to notifying us of changes in your application.

For additional information, consult the IRCC website at [www.cic.gc.ca](http://www.cic.gc.ca).

.....  
This is an automated message.

This message has been submitted to your account.

By submitting your application electronically, you agreed to receive correspondence electronically. IRCC will not be forwarding you paper notification.





# WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

O: 905-238-8336 F: 905-238-0020

## DEPOSIT RECEIPT

**DATE:** April 24, 2017

**RECEIVED FROM:** Tatiana Yambanis Thomaz

**PAYMENT METHOD:** Bmo Draft

**DEPOSIT AMOUNT:** \$10,000.00 (first and last 4 months) + \$125.00 deposit

**PROPERTY:** #2205-4011 Brickstone Mews

Thank-you,

  
West-100 Metro View Realty Ltd., Brokerage

BMO  Bank of Montreal • Banque de Montréal

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

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

780163

DATE 20170424  
Y4 MM DD

CTI

Pay to the order of  
Payez à l'ordre de

WEST-100 METRO VIEW REALTY LTD. BROKERAGE

\$ 10,000.00

BANK OF  
MONTREAL

CAD 10000.00

for Bank of Montreal / pour la Banque de Montréal

/100 Canadian Dollars / 100 dollars canadiens

Name of remitter / Nom de l'émetteur

Address of remitter / Adresse de l'émetteur

Signing Officer / Signataire

Signature / Signature

0069520001 0494027801635 90

Date: April 11, 2017

Application no.: W302601458

*Please quote this reference number when referring to this application.*

Dear TATIANA YAMBANIS THOMAZ,

This confirms that your application has been received by Immigration, Refugees and Citizenship Canada (IRCC) on 2017/04/11 (yyyy/mm/dd).

**When will IRCC contact me?**

You are expected to provide a COPY of your passport with your electronic application. If IRCC needs your physical passport, IRCC will request that you submit it to our office. IRCC will also contact you if we require additional information, documents or an interview. For general guidance on what to expect, you can visit [www.cic.gc.ca/english/information/applications](http://www.cic.gc.ca/english/information/applications) or consult the "What Happens Next" section of the instruction guide associated with the application form you used.

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.....  
This is an automated message.

This message has been submitted to your account.

By submitting your application electronically, you agreed to receive correspondence electronically. IRCC will not be forwarding you paper notification.

Data Movim.	Dep. Origem	Histórico	Documento	Valor	Saldo
27/03/2017		Saldo Anterior		1.185,87 C	1.185,87 C
03/04/2017	6971-X	Compra com Cartão 03/04 17:15 OFICIAL DE REG CI	162.154	446,30 D	
03/04/2017	6971-X	Transferência on line 03/04 1812 40753-4 NADIA RAQUEL F	801.812.000.040.753	30,00 D	
03/04/2017	6971-X	Transferência on line 03/04 4093 22122-8 PRISCILA DI CI	604.093.000.022.122	900,00 D	
03/04/2017		Resgate Poupança	148	180,83 C	0,00 C
10/04/2017		Transferência Agendada 08/02 2168 13862-2 ESPACO COLINA	216.800.000.013.862	763,08 D	
10/04/2017		Transferência Agendada 08/02 2168 13862-2 ESPACO COLINA	216.800.000.013.862	376,00 D	
10/04/2017		Resgate Poupança	148	1.139,08 C	0,00 C
17/04/2017		Pagamento de Telefone	21.335	47,58 D	
17/04/2017		Resgate Poupança	148	47,58 C	0,00 C
19/04/2017		Transferência Agendada 19/04 2168 13862-2 ESPACO COLINA	216.800.000.013.862	4.700,00 C	4.700,00 C
24/04/2017		SALDO			4.700,00 C
Limite Ch.Especial Classic					100,00 C
Invest.com Resgate Autom.					28.758,00 C
Saldo Disponível					33.558,00 C
Juros					0,00
Data de Debito de Juros					02/05/2017
IOF					0,00
Data de Debito de IOF					02/05/2017
CREDITO BB-MELHOR OFERTA*					2.544,00 C
Dias de Uso Ch. Especial					0
Taxa Ch.Especial Classic ao Mês					12,84%
Taxa Ch.Especial Classic ao Ano					328,14%
IOF Diário					0,0082%
IOF Adicional					0,38%
Custo Efetivo Total-CET ao Mês					13,47%
Custo Efetivo Total-CET ao Ano					385,09%
Data Vencimento Cheque Especial					28/04/2017
Informações Complementares - CET (*)					
			R\$	%	
Valor total devido			100,82		
Valor liberado			100,00		99,99
Despesas Vinculadas					
- Tributos IOF			0,82		0,81

(\*) Simulação para utilização única e integral do limite por 30 dias.

Saldo de Investimentos	
POUPANCA RESG. AUTOMATICO	28.758,00
TOTAL	28.758,00

Lançamentos futuros				
Data	Histórico	Documento	Valor	Saldo previsto

08/05/2017	144- TRANSFEREN	50.801	763,03 D	3.938,97 C
08/05/2017	144- TRANSFEREN	50.801	378,00 D	3.560,97 C
08/06/2017	144- TRANSFEREN	60.801	763,03 D	2.797,94 C
08/06/2017	144- TRANSFEREN	60.901	376,00 D	2.421,94 C
TOTAL			2.278,06 D	

Empréstimos e Financiamentos

Linhas de Crédito	Crédito Novo	Crédito*
BB Crédito Automático		2.544,00
Financiamentos de Bens/Serviços		
BB Crediário/Construção		13.564,00

\*VALORES DE REFERÊNCIA. Representam as melhores ofertas para você e estão sujeitas a confirmação no momento da contratação.

Informações adicionais

(\*) Saldo atualizado ate 20.04.2017  
OBSERVAÇÕES:

SEU CONTRATO DE CONTA/CHEQUE ESPECIAL SERA  
RENOVADO, DESDE QUE NA DATA DO VENCIMENTO  
NAO HAJA RESTRICOES CADASTRAIS.

Nome: TATIANA YAMBANIS THOMAZ  
Agência: 3755 Conta: 22177-1

**Informações de Aniversário - POUPANCA MULTIDATA**

Dia	Aplicações até 03/05/2012 Saldo disponível (R\$)	Aplicações a partir de 04/05/2012 Saldo disponível (R\$)	04/04/2017 às 17:58:37h	
			Total (R\$)	
01	0,00	9.000,00	9.000,00	
03	0,00	10.748,14	10.748,14	
14	0,00	9.000,00	9.000,00	
17	0,00	10.244,00	10.244,00	
20	0,00	1.682,44	1.682,44	
24	0,00	29.500,00	29.500,00	
SUBTOTAL DISPONIVEL			70.174,58	
CREDITOS			4.000,00	
TOTAL DISPONIVEL			74.174,58	

**Posição do saldo da conta poupança**

Descrição	Valor (R\$)
(+) SALDO CONTA POUPANCA	74.174,58
(-) SALDO DISPONIVEL LIQUIDO	74.174,58

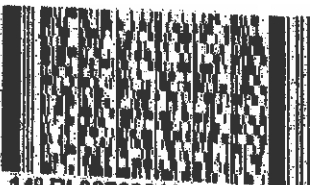
**DETALHAMENTO SALDO EM 03/04/2017**

APLICAÇÕES A PARTIR 04/05/2012	70.174,58
--------------------------------	-----------

- Os saldos apresentados neste extrato já estão líquidos dos impostos vigentes na legislação.

- Os saldos/valores apresentados em cada dia de referência não contém possíveis movimentações efetuadas por você durante o dia. Os demais saldos/valores acima são baseados nas informações disponíveis até este instante e poderão ser alterados a qualquer momento em função de novos lançamentos.

Consultas, informações e transações, acesse [itau.com.br/personnalite](http://itau.com.br/personnalite) ou ligue 3003 7377 (capitais e regiões metropolitanas) ou 0800 724 7377 (demais localidades), todos os dias, 24 horas por dia ou fale com seu gerente. Reclamações, cancelamentos e informações gerais, ligue para o SAC: 0800 722 7377, todos os dias, 24 horas por dia. Se não ficar satisfeito com a solução apresentada, contate a Ouvidoria: 0800 670 0011, em dias úteis, das 9h às 18h. Deficiente auditivo/fala: 0800 722 1722, todos os dias, 24 horas por dia.



# 14º Registro de Imóveis

matrícula  
76.537

folha  
01

- continuação -

4ª Vara da Família e Sucessões do Foro Central, desta Capital e da Cédula de Identidade expedida pela Secretaria da Segurança Pública do Estado de São Paulo, verifica-se que, o número correto do RG de JOSE THOMAZ, é 851.187.

O Escr. Aut. [assinatura] (Guimério Scaquetti).

R.3, em 24 de outubro de 2000.

**TÍTULO: PARTILHA.**

Conforme formal de partilha de 17 de agosto de 2.000, expedido pelo Juízo de Direito da 4ª Vara da Família e Sucessões do Foro Central, desta Capital, extraído dos autos nº 99.037177-8, de arrolamento dos bens deixados por DIRCE OLINDA RIZK THOMAZ, que fora casada com José Thomaz, falecida em 08 de março de 1.999, sentença de 16 de junho de 2.000, transitada em julgado em 12 de agosto de 2.000, o imóvel desta matrícula, avaliado em R\$51.429,00, (cinquenta e um mil, quatrocentos e vinte e nove reais), foi partilhado a JOSE THOMAZ, brasileiro, viúvo, aposentado, RG nº 851.187, CIC nº 007.232.588-72, residente e domiciliado nesta Capital, à Alameda dos Aicás nº 336.

O Escr. Aut. [assinatura] (Guimério Scaquetti).

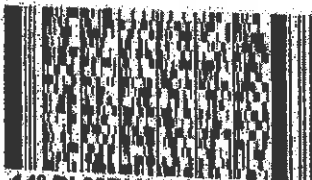
R.4/76.537, em 11 de maio de 2.016.

**TÍTULO: PARTILHA.**

Conforme carta de sentença expedida em 19 de fevereiro de 2016 pelo 17º Tabelião de Notas desta Capital, nos termos dos itens 213 a 218 da Seção XII, do Cap. XIV, do Provimento 58/89 (Tomo II), extraída dos autos nº 0057024-26.2013.8.26.0100 da 6ª Vara da Família e Sucessões do Foro Central desta Capital de inventário dos bens deixados por JOSE THOMAZ, CPF nº 007.232.588-72, falecido em 10 de agosto de 2013, no estado civil de viúvo, em virtude de disposição testamentária, o imóvel desta matrícula, estimado no valor de R\$299.884,00 (duzentos e noventa e nove mil, oitocentos e penta e quatro reais), foi partilhado por representação de Miguel Roberto Thomaz, falecido em 20 de outubro de 1999, à herdeira legítima TATIANA YAMRANIS THOMAZ, brasileira, solteira, maior, engenheira, RG nº 43.882.922-9 SSP/SP, CPF nº 384.205.088-21, domiciliada nesta Capital, residente na Rua Pintassilgo nº 59, aptº 41, tendo sido a partilha homologada por sentença proferida em 02 de fevereiro de 2016, transitada em julgado em 11 de fevereiro de 2016.

O Escr. Aut. [assinatura] (Manoel Antônio de Albuquerque Ferreira).

**EM BRANCO**  
14º OF. DE REG. DE IMÓVEIS



14º RI 00700861

# 14º Registro de Imóveis

matrícula  
79.417

folha  
01

- continuação -

4ª Vara da Família e Sucessões do Foro Central, desta Capital, extraído dos autos nº 99.037/77-8, de arrolamento dos bens deixados por DIRCE OLINDA RIZK THOMAZ, que fora casada com José Thomaz, falecida em 08 de março de 1.999, sentença de 16 de junho de 2.000, transitada em julgado em 02 de agosto de 2.000, o imóvel desta matrícula, avaliado em R\$84.385,00, (oitenta e quatro mil, trezentos e oitenta e cinco reais), foi partilhado a JOSE THOMAZ, brasileiro, viúvo, aposentado, RG nº 851.187, CIC nº 007.232.588-72, residente e domiciliado nesta Capital, à Alameda dos Aicás nº 336.

O Escr. Aut. [assinatura] (Guimário Scáqueti).

R 379.417, em 11 de maio de 2.016.

TÍTULO: PARTILHA.

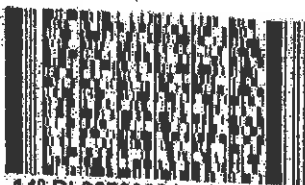
Conforme carta de sentença expedida em 19 de fevereiro de 2016 pelo 17º Tabelião de Notas desta Capital, nos termos dos itens 213 a 218 da Seção XII, do Cap. XIV, do Provimento 58/89 (Tomo II), extraída dos autos nº 0057024-26.2013.8.26.0100 da 6ª Vara da Família e Sucessões do Foro Central desta Capital de inventário dos bens deixados por JOSE THOMAZ, CPF nº 907.232.588-72, falecido em 10 de agosto de 2013, no estado civil de viúvo, em virtude de disposição testamentária, o imóvel desta matrícula, estimado no valor de R\$400.547,00 (quatrocentos mil, quinhentos e quarenta e sete reais), foi partilhado por representação de Miguel Roberto Thomaz, falecido em 20 de outubro de 1999, a herdeira e legatária TATIANA YAMBANIS THOMAZ, brasileira, solteira, maior, engenheira, RG nº 43.882.825-9 SSP/SP, CPF nº 304.285.088-21, domiciliada nesta Capital, residente na Rua Pintassilgo nº 59, aptº 41, tendo sido a partilha homologada por sentença proferida em 02 de fevereiro de 2016, transitada em julgado em 11 de fevereiro de 2016.

O Escr. Aut. [assinatura] (Manoel Antonio de Albuquerque Ferreira).

EM BRANCO  
14º OF. DE REG. DE IMÓVEIS

EM BRANCO  
14º OF. DE REG. DE IMÓVEIS





14° RI 00709861

# 14º Registro de Imóveis

147.807

01

- continuação -

99.037177-8, de arrolamento dos bens deixados por DIRCE OLINDA RIZK THOMAZ, que fora casada com José Thomaz, falecida em 08 de março de 1.999, sentença de 16 de junho de 2.000, transitada em julgado em 02 de agosto de 2.000, o imóvel desta matrícula, avaliado em R\$408.843,00, (quatrocentos e oito mil, oitocentos e quarenta e três reais), foi partilhado a JOSE THOMAZ, brasileiro, viúvo, aposentado, RG. nº 851.187, CIC. nº 007.232.388-72, residente e domiciliado nesta Capital, na Alameda dos Acaes nº 336.

O Escr. Aut. *Milton de Souza* (Milton de Souza).

R.4/147.807, em 11 de maio de 2.016.

**TÍTULO: PARTILHA.**

Conforme carta de sentença expedida em 19 de fevereiro de 2016 pelo 17º Tabelião de Notas desta Capital, nos termos dos arts 213 a 218 da Seção XII, do Cap. XIV, do Provimento 58/69 (Tomo II), extraída dos autos nº 0057024-26.2013.8.26.0100 da 6ª Vara da Família e Sucessões do Foro Central desta Capital de inventário dos bens deixados por JOSE THOMAZ, CPF nº 007.232.388-72, falecido em 10 de agosto de 2013, no estado civil de viúvo, em virtude de disposição testamentária, o imóvel desta matrícula, estimado no valor de R\$1.500.654,00 (um milhão, quinhentos mil, seiscentos e cinquenta e quatro reais), foi partilhado por representação de Miguel Roberto Thomaz, falecido em 20 de outubro de 1999, aos herdeiros e legatários **TATIANA YAMBANIS THOMAZ**, engenheira, RG nº 43.882.823-9-SSP/SP, CPF nº 304.265.048-21, e **GUILHERME YAMBANIS THOMAZ**, estudante, RG nº 37.630.763-8-SSP/SP, CPF nº 343.922.568-20, brasileiros, solteiros, maiores, domiciliados nesta Capital, residentes na Rua Pintassilgo nº 59, aptº 41, na proporção de 65,5% no valor de R\$982.928,37 para Tatiana Yambanis Thomaz e 34,5% no valor de R\$517.725,63 para Guilherme Yambanis Thomaz tendo sido a partilha homologada por sentença proferida em 02 de fevereiro de 2016, transitada em julgado em 11 de fevereiro de 2016.

O Escr. Aut. *Manoel Antonio de Albuquerque Pereira* (Manoel Antonio de Albuquerque Pereira).

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14º OF DE REG. DE IMÓVEIS



My Account Summary

Account Type	Account #	As Of Date	Totals
Bank Accounts			
			\$5,466.32 CAD
			\$0.00 USD
Chequing	0392 3960-919	Apr 21, 2017	\$5,466.32 CAD
Other 1 USD	0392 4792-514	Apr 21, 2017	\$0.00 USD
Savings Builder Account	0392 8957-217	Apr 21, 2017	\$0.00 CAD

Open a new bank account or add an existing account to your summary

Credit Cards

Apply for a BMO MasterCard or add an existing account to your summary

Loans & Mortgages

Currently there are no loans or mortgages linked to your profile.

- Apply for a mortgage, loan or line of credit today.
- Learn more about BMO borrowing solutions.
- Add any existing loans or mortgages to your summary.

Investments

Currently there are no Investments linked to your profile.

- Open a TFSA or Purchase a GIC or Purchase an RRSP GIC
- Learn more about our investment options.
- Add any existing investment accounts to your summary.

Open a new account or add an existing account to your summary

\*Required field

BMO Mutual Funds are offered by BMO Investments Inc., a financial services firm and separate legal entity from Bank of Montreal. Units of the Funds are not insured by the Canada Deposit Insurance Corporation or the Régie de l'assurance-dépôts du Québec, and are not guaranteed by Bank of Montreal. Click here for Mutual Funds Legal Notices.



São Paulo, April 3th 2017

Letter of Employment

COTEMINAS S.A.  
Av. Paulista, 1754 - 2a sobreloja  
São Paulo - SP - Brasil

RE: Verification of employment for Tatiana Yambanis Thomaz


To whom it may concern:

Please accept this letter as confirmation that Tatiana Yambanis Thomaz has been employed with Coteminas since August 2014. Currently, Tatiana Yambanis Thomaz, holds the title of Product Manager earns an anual salary of BRL 207,103.00, works on a full-time basis of 44 hours per week.

She has been transferred to our operations in Mississauga, Ontario, Canada in our subsidiary Springs Global and will start working as soon as her work visa has been issued.

If you have any questions or require further information, please don't hesitate to contact me at +55 11 2145-4515.

Sincerely yours,



Mario Adriano Leão Sette  
Sales Vice-President

COTEMINAS S.A.  
Av. Magalhães Lima, 4055 - PAJOL - (11) 4659-4300 - Fax: (11) 4659-4090 - CEP 09404-106 - Monte Carlo-MG  
Av. Paulista, 1754 - 2ª sobreloja - Fone: (11) 2145-4434 - Fax: (11) 2145-4501 - CEP 01310-020 - São Paulo-SP

Confirmation of tenant insurance

This document is issued for information only and is certified to be accurate as at the date issued. It confers no rights and imposes no liability on the insurer. The policy is subject to terms, conditions and exclusions, and is subject to the standard mortgage clause. This document does not amend, extend or alter the coverage provided by the policy. E.&O.E.

Date issued:	April 24, 2017			
Agency:	Square One Insurance Services Inc. Suite 1218 - 650 West Georgia Street Vancouver, British Columbia V6B 4N8			
Insurer:	The Mutual Fire Insurance Company of British Columbia Suite 201 - 9366 200A Street Langley, British Columbia V1M 4B3			
Policy #:	592412			
Insured(s):	Tatiana Thomaz Joao Tiago Foa Blinsztajn			
Insured location:	2205 - 4011 Brickstone Mews Mississauga, Ontario L5B0J7			
Insured Location Use:	Occupied Property			
Effective date and time:	May 1, 2017 12:01 AM local time			
Expiry date:	Valid until May 1, 2018 unless cancelled.			
Personal liability limit:	\$500,000			
Deductibles:	Earthquake	\$2,500	Standard	\$1,000

For questions about this confirmation of insurance, please call 1.855.331.6933 and press 1 for policy sales and service.

Regards,  
Square One Insurance Services Inc.



Daniel Mirkovic

**TD Canada Trust**  
PERSONAL CR - MMS/BROKER  
3500 STEELES AVE E 4TH FLR TWR 3  
MARKHAM, ON L3R0X1  
[www.tdcanadatrust.com](http://www.tdcanadatrust.com)

November 04<sup>th</sup>, 2016

Samer Sameer Hendawi  
141-371 Front St W  
Toronto, Ont  
M5V 3S8

Dear Valued Customer:

**Re: Mortgage Approval Confirmation**

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 2205, 4011 Brickstone Mews in Mississauga, Ontario (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Samer Sameer Hendawi
Principal Amount:	\$294,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	January 25 <sup>th</sup> 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option: Closed to prepayment privileges, subject to terms of mortgage	
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	Jan 25th, 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

**This Approval Confirmation is valid until July 25th, 2017.**

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

**Standard Conditions**

- Confirmation of credit application details;
  - No change in, and the accuracy of, the information provided;
  - Execution of TD Canada Trust documentation;
  - The Property meeting TD Canada Trust's normal lending requirements;
  - The Property meeting the mortgage default insurer's requirements;
  - Valid First Mortgage Security to be provided on the Property.
- 528322 (0212)  
528322