

Worksheet
Leasing

Suite: 2303 Tower: PSV Date: April 13/17 Completed by: Silvi

Badawy Shaath

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to ^{20%} 25% payable to Blaney McMurtry LLP in Trust 20% due on occupancy.
- ✓ ● 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: \$ 39,962.
- ✓ ● 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
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted



Administration Notes:

2003

121

11.6.04

11.6.04

11.6.04

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **2303** Tower **ONE** Unit **3** Level **22** (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 13th day of April 2017.

[Signature]
Witness:

[Signature]
Purchaser: **BADAWY SHAATH**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 13 day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



Form 400
for use in the Province of Ontario

Agreement to Lease
Residential



This Agreement to Lease dated this 7 day of April, 2017

M.A
TENANT (Lessee), MARIO ALBU
(Full legal names of all Tenants)

BA
LANDLORD (Lessor), BADAWY SHAATA
(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:
#2303 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of ONE (1) YEAR commencing APRIL 15, 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 Six Hundred Canadian Dollars (CDN\$ 1,600.00),
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, "IN TRUST" "Deposit Holder"
in the amount of Four Thousand Eight Hundred
Canadian Dollars (CDN\$ 4,800.00) 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 TWO
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: SINGLE FAMILY 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 type="checkbox"/>
Oil	<input 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 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):

M.A

INITIALS OF LANDLORD(S):

BA



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7. **PARKING:** ONE UNDERGROUND (UNSPECIFIED)

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 B, C

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 p.m. on the 7th 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: JAMIE@REPG-CA

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)

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):

MA

INITIALS OF LANDLORD(S):

BS

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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:

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

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE 4/7/2017

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Guarantor)

(Seal)

DATE

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:

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

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE April 12, 2017

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE

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)

(Seal)

DATE

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 a.m./p.m. this day of 4/8/2017, 20.....

(Seal)

(Signature of Landlord or Tenant)

CECA724EDF6E484...

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 **ROYAL LEPAGE SIGNATURE REALTY**

Tel.No. (905) 568-2121

JAMIE HUGHES/STAN BERNARDO

(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 12, 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 4/8/2017

(Tenant)

DATE

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



Form 400
for use in the Province of Ontario

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

TENANT (Lessee): MARIO ALBU

LANDLORD (Lessor): BADAWY SHAATAA

for the lease of #2303 - 4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the _____ day of _____, 20____

BLANK

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

INITIALS OF TENANT(S):

M.A.

INITIALS OF LANDLORD(S):

BK



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Schedule A
Agreement to Lease - Residential

**Toronto
Real Estate
Board**

Form 401
for use in the Province of Ontario

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

TENANT (Lessee), Mario Albu ^{DS} M.A, and

LANDLORD (Lessor), Badawy Shaath

M.A for the lease of # 2303 - 4011 Brickstone Mews, Mississauga, ON

dated the 7 day of April, 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 10 ^{M.A} post dated cheques starting from May 15, 2017 ^{M.A M.A}

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.

- rent on May 1st would be \$300 so that its prepaid and rent be payable on the first of each month. ^{BC}

M.A

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

INITIALS OF TENANTS:

M.A

INITIALS OF LANDLORD(S):

BC

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Schedule B
Agreement of Purchase and Sale

Toronto
Real Estate
Board

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

BUYER, Mario Albu

SELLER, Badawy Shaath

M.A. for the property known as #2303-4011 Brickstone Mews

OS
M.A.

dated the 7 day of April, 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):

M.A.

INITIALS OF SELLER(S):

BS



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Schedule C

Agreement to Lease - Residential

Form 401
for use in the Province of Ontario

Toronto
Real Estate
Board

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

TENANT (Lessee), MARIO ALBU

LANDLORD (Lessor), BADAWY SHAATAN

for the lease of #2303 - 4011 BRICKSTONE MEWS

Mississauga

L5B 0J7

dated the 7 day of April, 2017

The Landlord and Tenant agree to be bound by the rules and regulations of the Residential Tenancies Act of Ontario.

The Landlord shall be responsible for all property taxes, condominium fees and all structural and major repairs except for damage to the rental unit and the complex caused wilfully or negligently by the tenant, occupant, or other person permitted by the tenant to be in the residential complex.

The Tenant covenants with the Landlord:

-To promptly notify the Landlord of any repairs to be made by the Landlord and upon giving the prior notice in accordance with the Residential Tenancies Act, the Landlord, or his representative shall be permitted to enter and view the state of repair and to make any such repairs.

-To maintain appliances and premises in a state of ordinary cleanliness.

-To repair any undue damage to the rental unit and the complex caused wilfully or negligently by the tenant, occupant, or other person permitted by the tenant to be in the residential complex.

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

INITIALS OF TENANT(S)

MA

INITIALS OF LANDLORD(S):

BS



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Confirmation of Co-operation and Representation



Form 320

for use in the Province of Ontario

BUYER: MARIO ALBU

SELLER: BADAWY SHAATA

For the transaction on the property known as: #2303 - 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:
- ☒ 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)
 - ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATIONS:** 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 (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
- 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)

DB
M.A.
BUYER

DB
CO-OPERATING/BUYER BROKERAGE

DB
SELLER

DB
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.
(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:
HALF MONTH RENT + HST

Additional comments and/or disclosures by Co-operating Brokerage(s) (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 MLSP rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLSP rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLSP rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Account 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 MLSP rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

ROYAL LEPAGE SIGNATURE REALTY

(Name of Co-operating/Buyer Brokerage)

201-30 EGLINTON AVE WEST MISSISSAUGA

Tel: (905) 568-2121

Fax: (905) 568-2588

Authorized to bind the Co-operating/Buyer Brokerage) Date: 4/7/2017

JAMIE HUGHES/STAN BERNARDO

(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) 238-0120

Authorized to bind the Listing Brokerage) Date: April 7, 2017

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 consents 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.

Dated and by:

(Signature of Buyer)

Date: 4/7/2017

(Signature of Buyer)

Date:

(Signature of Seller)

Date: April 8, 2017

(Signature of Seller)

Date:

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La Banque Toronto-Dominion

73510271

2001 University Street
Montreal, QC H3A 2A6

DATE 2017-04-03
AAAAMVUJ

N° d'ident. - de série 4794-73510271

Payez à l'ordre de Amacon City Center Seven New Developement Partnership \$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100 Dollars Canadiens

Signature autorisée requise pour montants supérieurs à 5 000 \$ CA

Pour 2303-4011 BRICKSTONE MEWS

La Banque Toronto-Dominion
Toronto, Ontario
Canada M5K 1A2

Signature autorisée *Mahidul H.* AZ445 Numéro
Contresignataire *James K.*

NEGOCIABLE HORS DU CANADA PAR DES CORRESPONDANTS A LEUR COURS. ACHETEUR DE TRAITES A DEMANDE TIRÉFS SUR LE CANADA.

⑈73510271⑈ ⑆09612⑈004⑆ ⑈3808⑈

From: chaza khalil <kchaza@hotmail.com>
Sent: Wednesday, April 12, 2017 2:05 PM
To: Silvi Niksic
Subject: 2303

PSV # 2303 Tenant's ID



11 October 2014 # 171

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: April 10, 2017

RECEIVED FROM: Mario Albu (Tenant)


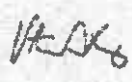
PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$4800.00

PROPERTY: 4011 Brickstone Mews #2303

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

	<small>NEGOTIATE AT CURRENT BUYING RATE FOR REMAINE EXCHANGE ON CANADA NEGOCIEZ AU COURS ACTUEL EN VUE DE LA COTE A L'EGARD DU CANADA</small>	5568 3520 5 27-43248
MARIO ALBU	INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL	2017-04-10
	BRIDGE - GUELPH AND MOUNTAINVIEW GEORGETOWN, ON	DATE Y/A M/M D/I
NAME OF REMITTER / DONNEUR D'ORDRE	TRANSIT NO. N° D'IDENTIFICATION	BRANCH CENTRE BANCAIRE
PAY TO THE ORDER OF PAYER À L'ORDRE DE	WEST-100 METRO VIEW REALTY LTD BROKERAGE IN TRUST**	
THE SUM OF LA SOMME DE	*****4,800.00	
	CANADIAN DOLLARS CAD DOLLARS CANADIENS	
	NOT OVER / NE DOIT PAS EXCÉDER \$5,000 FOR CANADIAN IMPERIAL BANK OF COMMERCE POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE	
	NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS	
TO TIRE:	CANADIAN IMPERIAL BANK OF COMMERCE TORONTO CANADA	
	 CHIEF EXECUTIVE OFFICER / CHIEF DE LA DIRECTION	

⑈556835205⑈ ⑆09502⑈010⑆ 02952⑈2743248⑈



April 3, 2017
John Schiavo
169 Viewmount
North York, ON
M6B 1T5

To Whom It May Concern,

This letter is to confirm Mario Albu's employment as tennis instructor at Viewmount Park, located at 169 Viewmount Avenue, North York, Ontario M6B 1T5.

Mr. Albu has been a certified Club Pro 1 coach at Viewmount park since May 2015.

Mr. Albu's monthly salary ranges from \$4, 500 to \$ 5, 000/ monthly. However, his salary may exceed the expected amount dependent on the amount of private lessons he obtains in addition to his usual clientele.

Mr. Albu works as a full-time tennis instructor at Viewmount Park. His hours range from 35+ on weekdays and 10-15 hours throughout the weekend.

if you have any further questions, please feel free to contact me via email at john.schiavo64@gmail.com or via telephone at (647) 299-8172.

Regards,

John Schiavo
HeadPro



Print This Page

Close Window

Equifax Credit Report and Score™ as of 04/03/2017

Name: Mario Albu

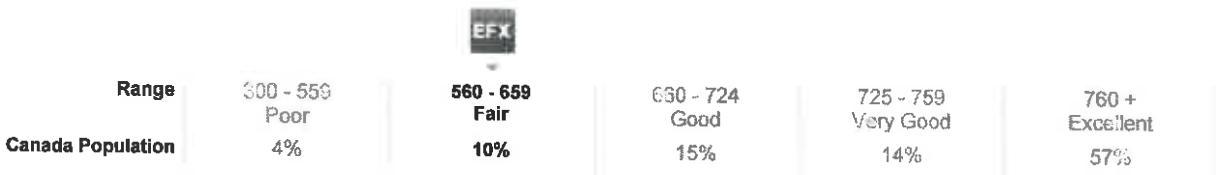
Confirmation Number: 3967245188

Credit Score Summary

579 Fair

Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score fair. You may have challenges qualifying for credit and you may expect to pay high interest rates when you do qualify.



What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

- Number of national credit cards trades with balance greater than or equal to 99%of high credit
- Number of national card trades with high utilization.
- Utilization for revolving trades.

Your Loan Risk Rating

579 Fair

Your credit score of 579 is better than 5% of Canadian consumers.

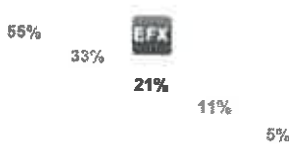
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

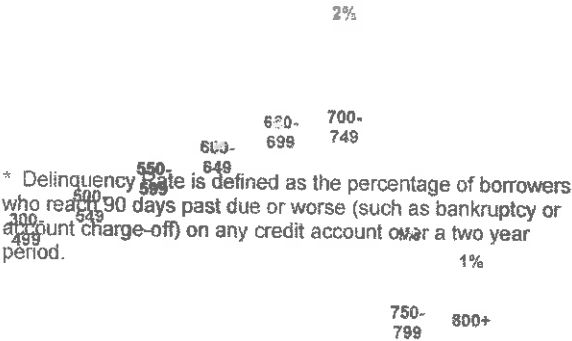
Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a high risk. You may have difficulty qualifying for conventional loans and credit cards - and when you do qualify for credit, you may be charged high interest rates. If you're in the market for credit, this is what you might expect:

- You may have difficulty qualifying for credit cards.
- When you do qualify for a loan, you may pay very high interest rates.
- The loan terms you receive may be very restrictive and include low credit limits.

Delinquency Rates*



It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.



* Delinquency rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data

Name: MARIO ALBU
SIN: 570XXX879
Date of Birth: 1993-10-XX

Current Address

Address: 49 MABELLE AVE #1204
ETOBICOKE, ON
Date Reported: 2017-02 2013-02

Previous Address

Address: 300 MILL RD PH 41
ETOBICOKE, ON
Date Reported: 2017-02 2013-02

Current Employment

Employer: TYLER PRESCOTT
Occupation:

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

ROGERS COMMUNICATION

Phone Number: (877)764-3772
Account Number: XXX...674
Association to Account: Individual
Type of Account: Open

High Credit/Credit Limit:
Payment Amount: Not Available
Balance: \$107.00
Past Due: \$0.00

Date Opened:	2013-03	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	48		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

CAPITAL ONE BANK			
Phone Number:	(800)728-3277	High Credit/Credit Limit:	\$1,000.00
Account Number:	XXX...333	Payment Amount:	\$32.00
Association to Account:	Individual	Balance:	\$995.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2017-01	Date of Last Activity:	2017-03
Status:	Too new to rate or opened but not used	Date Reported:	2017-03
Months Reviewed:	02		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

CIBC CARD SERVICES			
Phone Number:	Not Available	High Credit/Credit Limit:	\$500.00
Account Number:	XXX...437	Payment Amount:	\$19.00
Association to Account:	Individual	Balance:	\$485.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2013-02	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	49		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

CAPITAL ONE HBC			
Phone Number:	(866)640-7858	High Credit/Credit Limit:	\$6,000.00
Account Number:	XXX...313	Payment Amount:	\$159.00
Association to Account:	Individual	Balance:	\$5,882.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2016-09	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	06		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3908

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2017-01-08	MBNA (613)740-2306
2017-01-08	CAPONE BANK (800)481-3239
2016-09-17	CAPITAL ONE HB WHIRL (800)723-3500
2015-06-11	CIBC (416)621-1780
2015-01-19	CIBC CREDIT CARD SVC (800)465-4653
2014-08-20	CIBC CREDIT CARD SVC (800)465-4653

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2017-04-02	EQUIFAX PERSONAL SOL (800)871-3250
2017-03-29	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-03-29	EQUIFAX PERSONAL SOL (800)871-3250
2017-03-22	AUTH BK NOVA SCOTIA (416)288-1460
2017-03-10	CAPITAL ONE (800)481-3239
2017-02-28	CIBC ACCOUNT UPDATE (800)465-2255
2016-12-07	CAPITAL ONE HBC (866)640-7858

How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.



NYTA Winter Tennis Club

P.O.Box 896 Station B, Willowdale, Ontario M2K 2R1
Tel: 416-496-0225 Fax: 416-496-3692 E-mail: nyta@nyta.org

April 3, 2017

To Whom it may Concern

Re Mario Albu, employment

Mario has worked as a teaching pro at the Winter Tennis Club since 2014. His average monthly income over the past winter Jan to April 2016 Oct 2016 to current date) is \$3067.50.

Mario will be back again next winter and will be working more hours as he develops a larger clientele.

A handwritten signature in cursive script, reading 'Dave Duguay'.

Dave Duguay
Manager, NY Winter Tennis Club

TD Canada Trust
PERSONAL CR - MMS/BROKER
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

September 16th, 2016

Badawy Shaath
77 Rose Street
Pierrefonds, Quebec
H8Y 2B8

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 2303 Unit 3, Level 22, Floor Plan Lush, PSV1 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):	Badawy Shaath
Principal Amount:	\$264,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	February 25 th 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:	March 01 th , 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;
- 528322 (0212)
- Valid First Mortgage Security to be provided on the Property.
- 528322

