

Worksheet

Leasing

Suite: 2307 Tower: PSVI Date: Apr. 12/17 Completed by: Silvana
Fuad Mashal

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$ 500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 57,236.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- see below { ● 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:

Tenants are students. They do not
have a credit check or employment
letter but have paid more money up front

→ * Amacon to Approve pls.
✍

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **2307** Tower **ONE** Unit **7** 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 12th day of April 2017.

Witness:

Purchaser: **Fuad Mashal**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 12 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 10 day of April, 2017

TENANT (Lessee), Anas Alideeb and Jawad Alideeb
(Full legal names of all Tenants)

LANDLORD (Lessor), Fuad Mashal
(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:
#2307 - 4011 BRICKSTONE MEWS Mississauga 14 L5B 0J7

2. TERM OF LEASE: The lease shall be for a term of One year commencing April 12 2017 CK POA

3. RENT: The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of _____
Two Thousand Two Hundred Fifty Canadian Dollars (CDN\$ 2,250.00),
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. "Deposit Holder"
in the amount of Six Thousand Seven Hundred Fifty

Canadian Dollars (CDN\$ 6,750.00) 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 One first and Two Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. USE: The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for: 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: <u>Property Tax</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Maintenance</u>	<input checked="" 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): AA/WD

INITIALS OF LANDLORD(S): CK



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7. **PARKING:** One Parking space Underground P3 #225 And one locker Space.

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 9:00 p.m. on the 12 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 (For delivery of Documents to Landlord) Email Address: Realtor.Abdalla@gmail.com (For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.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):

INITIALS OF LANDLORD(S):

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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 01-10-2017

(Witness)

(Tenant or Authorized Representative)

(Seal) DATE 04-10-2017

(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

(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, 20.....

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage WEST-100 METRO VIEW REALTY LTD. Tel.No. (905) 238-8336

OMAR KANAAN SHAAATH

(Salesperson / Broker Name)

Co-op/Tenant Brokerage RIGHT AT HOME REALTY INC. Tel.No. (905) 565-9200

ABDALLA CHARKATLI

(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) OMAR KANAAN SHAAATH (POA) DATE

(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: 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)

Abdalla Charkatli
(Authorized to bind the Co-operating Brokerage)

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

TENANT (Lessee), Anas Alideeb and Jawad Alideeb

, and

LANDLORD (Lessor), Fuad Mashal

for the lease of #2307 - 4011 BRICKSTONE MEWS

Mississauga

LSB 0J7

dated the 10

day of April

, 2017

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

The Tenant hereby agrees to maintain the premises including appliances subject to the usual and customary wear and tear as it was on the first day of rental period. The tenant shall replace any damage caused by the tenant's willful or accidental negligence to the premises with the same kind-like materials on or before the expiry date of this lease agreement.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Stainless Steel Appliances, Fridge, Stove, B/I Dw, Stack Washer/Dryer, Elf's, U/G Parking/Locker All Elf's, All Window Coverings.

The landlord will provide one parking space and one locker space underground included in this agreement.

Landlords shall pay real estate taxes and maintain Fire insurance on the premises. Tenant acknowledges that the landlord's fire insurance on the premises provides no coverage on tenant's personal property.

Landlord Shall be responsible at the landlord expense, for the prompt and professional Riper to all items belonging to the landlord included all appliances.

Tenant shall receive from the landlord two sets of access key for the garage and front door.

Landlord shall give the property on the commencement date a professionally clean apartment including The carpet.

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

INITIALS OF TENANT(S):

AA/JS

INITIALS OF LANDLORD(S):

CM
CPA



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Confirmation of Co-operation and Representation

BUYER: Anas Alideeb and Jawad Alideeb

SELLER: Fuad Mashal

For the transaction on the property known as: #2307 - 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 representatives 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 Brokeragerepresent 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)

AA/VA
BUYER

AC
CO-OPERATING/BUYER BROKERAGE

CW
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 + HST to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Buyer offering on this property.)

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

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

RIGHT AT HOME REALTY INC.

(Name of Co-operating/Buyer Brokerage)

480 EGLINTON AVE WEST #30 MISSISSAUGA

Tel: (905) 565-9200 Fax: (905) 565-6677

ABDALLA CHARKATLI Date: _____
(Authorized to bind the Co-operating/Buyer Brokerage)

ABDALLA CHARKATLI

(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

OMAR KANAAN SHAATH Date: _____
(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]
(Signature of Buyer)

Date: 04-10-2017

(Signature of Seller)

Date: _____

[Signature]
(Signature of Buyer)

Date: 04-10-2017

(Signature of Seller)

Date: _____



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Form 410

for use in the Province of Ontario

I/We hereby make application to rent #2307 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

from the 12 day of April 2017 at a monthly rental of \$ 2,250.00

to become due and payable in advance on the 12th day of each and every month during my tenancy.

1. Name ANAS ALIDEEB Date of birth 20OCT 1974 SIN No. (Optional) 586112013

Drivers License No Occupation SALES ASSOICATE

2. Name JAWAD ALIDEEB Date of birth 30MAR1999 SIN No. (Optional) 586112195

Drivers License No Occupation CHEF ASSISSTANCE

3. Other Occupants: Name MHD KARAM ALIDEEB Relationship SON Age 13

Name Relationship Age

Name Relationship Age

Do you have any pets? If so, describe

Why are you vacating your present place of residence?

LAST TWO PLACES OF RESIDENCE

Address ALSHOROK DUBAI UAE Address

From JUNE 2013 To FEB 2017 From To

Name of landlord AYMAN ALRYABI Name of landlord

Telephone: 971-50-628-5615 Telephone:

PRESENT EMPLOYMENT

Employer SHAM TRAVEL LTD SILK ROAD DAMASCUS TRAVEL

Business address 305-3050 CONFEDERATION PARKWAY

Business telephone 905-566-0499

Position held SALES GROUPS ASSOCIATES

Length of employment 2 MONTHS

Name of supervisor HIBA ABOUHARB

Current salary range: Monthly \$ 3950.00



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CO-LENDOR

SPOUSE'S PRESENT EMPLOYMENT

Employer PARAMOUNT FINE FOODS
Business address 1290 CRESTLAWN DRIVE, MISSISSAUGA
Business telephone 905-282-1600
Position held CHEF ASSOCIATE
Length of employment 2 MONTHS
Name of supervisor KHALED ISSA
Current salary range: Monthly \$ 2200

PRIOR EMPLOYMENT

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

Name of Bank TD BANK Branch SQUARE ONE Address 100 CITY CENTRE DRIVE, MISS ON L5B
Chequing Account # _____ Savings Account # _____

FINANCIAL OBLIGATIONS

Payments to NA Amount: \$ _____
Payments to NA Amount: \$ _____

PERSONAL REFERENCES

Name HIBA ABOUHARB Address 315 HILLSIDE DRIVE
Telephone: 6478684065 Length of Acquaintance 18 YEARS Occupation TRAVEL AGENCY OWNER
Name ADNAN ALCHAAR Address 3050 CONFEDERATION PARKWAY, MISSISSAUGA ON L5B3Z2
Telephone: 647-202-3251 Length of Acquaintance 7 YEARS Occupation CHARTED ACCOUNTANT

AUTOMOBILE(S)

Make 1 Model _____ Year _____ Licence No _____
Make 1 Model _____ Year _____ Licence No _____

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

The Applicant represents that all statements made above are true and correct. The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental. The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

Signature of Applicant

01-10-2017

Date

Signature of Applicant

04-10-2017

Date

Telephone:

6476764065

Telephone:

647-971-4065



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The Toronto-Dominion Bank

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

80818061

DATE

2017-04-12

YYMMDD

Transit-Serial No.

1878-80818061

Pay to the Order of Amacon City Centre Seven New Development

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100

Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re Fred MacNeil PSV 2307

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

Authorized Officer

Counterigned

Number

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

⑈80818061⑈ ⑆09612⑈004⑆

⑈1808⑈

[illegible][illegible]

الجمهورية العربية السورية
SYRIAN ARAB REPUBLIC
REPUBLIQUE ARABE SYRIENNE

وزارة الداخلية - إدارة الهجرة والجوازات
MINISTRY OF INTERIOR - DEPARTMENT OF IMMIGRATION AND PASSPORTS
MINISTÈRE DE L'INTERIEUR - DÉPARTEMENT DE L'IMMIGRATION ET DES PASSAPORTS

رقم الجواز: N 009469101

أحمد فواز كزيف الأحمدي
Ahmed Fouad Kzaif al-Ahmedi

مدير إدارة الهجرة والجوازات
Director of Immigration and Passports
مدير مركز الجوازات
Director of the Central Office

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Director of Immigration and Passports
مدير مركز الجوازات
Director of the Central Office

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: April 12, 2017

RECEIVED FROM: Abdalla Charkatli @ Right At Home Realty Inc.

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$6750.00

PROPERTY: 4011 Brickstone Mews #2307

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

10356 (12/15)

DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR DETAILS

The Toronto-Dominion Bank

80270181

100 CITY CENTRE DRIVE
MISSISSAUGA, ON L5B 2C9

DATE

2017-04-12

YYYYMMDD

Transit-Serial No.

93-80270181

Pay to the WEST-100 METRO VIEW REALTY LTD.
Order of

\$ *****6,750.00

SIX THOUSAND SEVEN HUNDRED FIFTY**00/100

Authorized signature required for amounts over CAD \$5,000.00

Canadian Dollars

Re

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

Authorized Officer

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR CASH AND US \$ IN CANADA

⑈80270181⑈ ⑆09612⑈004⑆

⑈3808⑈



SHAM TRAVEL

HIBA ABOUHARB

305-3050 CONFEDERATION PARKWAY,

MISSISSAUGA ON L5B3Z6

To Whom It May Concern:

Dear Sir/Madam,

This is to certify that Mr. Anas Alideeb is an employee at Sham Travel Ltd. and is working as middle east groups assistance since 06th March 2017. His current gross salary is CAD 48000.00 per annum.

If you have any questions regarding Mr. Anas's employment, please contact our office at 905-566-0499.

Sincerely,

Manager HR

SHAM TRAVEL LTD
3050 confederation parkway
unit 305
Mississauga Ontario
L5B3Z6
1-866-542-5331
905-566-0499
905-566-1945
shamtravelltd@gmail.com

SHAM TRAVEL LTD.
305-3050 CONFEDERATION PARKWAY
MISSISSAUGA, ON L5B 3Z6
905-566-0499 FAX 905-566-1945
TOLL FREE 1-866-542-5331

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

February 1st, 2016

Fuad Abdel Mashal
3597 Kariya Drive
Mississauga, ON
L5B 3J2

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 2307, 4011 Brickstone Mews, Mississauga, Ontario, PSV – Tower One (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):	Fuad Abdel Mashal
Principal Amount:	\$360,507.18
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	April 1 st , 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 24 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 March 24th, 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

2307

Aviva General Insurance Company
2206 Eglinton Avenue East
Toronto Ontario M1L 4S8

Agent: RBC Insurance Agency Ltd.
P.O. Box 5010 Station A
Mississauga ON L5A 4L2
Customer Service 1-800-769-2526
Fax 1-800-276-1947

Confirmation of Coverage

Anas Alideeb & Jawad Alideeb
2307-4011 Brickstone Mews,
Mississauga, ON, L5B 0J7

April 12, 2017

POLICY NO.
61391024

We're pleased to confirm that you currently have personal property insurance with Aviva General Insurance Company. Your coverage is effective from April 13, 2017 to April 13, 2018. Your policy includes content and liability coverage for your property located at the following address:

Fax us:
1-800-276-1947

2307-4011 Brickstone Mews,
Mississauga, ON, L5B 0J7

If you have any questions, please call us at 1-800-769-2526. We'll be happy to help.

Aviva General Insurance Company