

Worksheet
Leasing

Suite: 2704 Tower: PSV Date: Mar. 30/17 Completed by: Silvi
Nayef Alonazi

Please mark if completed:

-
- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- Certified Deposit Cheque for Top up Deposit to 20% 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: \$ 30,000
- ✓ ● 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

Note:

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
NAYEF MUSHAWAH ALONAZI (the "Purchaser")

Suite **2704** Tower **ONE** Unit **4** Level **26** (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 3rd day of April 2017.



Witness:



Purchaser: **NAYEF MUSHAWAH ALONAZI**

THE UNDERSIGNED hereby accepts this offer.

DATED at _____ this _____ day of _____ 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 29th day of March, 2017

TENANT (Lessee), Melissa Kneeshaw
(Full legal names of all Tenants)

LANDLORD (Lessor), Nayef M. Alonazi
(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:
4011 Brickstone Mew, Mississauga ON L5B0J7 #2704

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing April 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 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 "Deposit Holder"

in the amount of Three Thousand Two Hundred

Canadian Dollars (CDN\$ 3,200.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all

terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

Premises to be used only for: Single Family Residence

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 type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" 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 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): M.K.

INITIALS OF LANDLORD(S): OS

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RE/MAX Premier Inc.

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 Reagency Systems Corp.
www.Reagency.ca

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7. **PARKING:** 1 Parking/Locker Space Included in Rent

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 10:00 a.m./p.m. on the 29th day of March 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: ninara.easho@hotmail.com

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. **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):

MLK

INITIALS OF LANDLORD(S):

OS



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19. **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) Ninara Easho
(Witness) _____
(Witness) _____

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

(Seal) Melissa Kneeshaw DATE 03/29/2017
(Tenant or Authorized Representative) _____ (Seal) DATE _____
(Tenant or Authorized Representative) _____ (Seal) DATE _____
(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:

(Witness) HAZA
(Witness) _____
(Witness) _____

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

(Landlord or Authorized Representative) POA DATE Mch 29, 2017
(Landlord or Authorized Representative) _____ (Seal) DATE _____
(Landlord or Authorized Representative) _____ (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 6:20 a.m. p.m. this 29 day of Mch, 2017.
(Signature of Landlord or Tenant) POA

INFORMATION ON BROKERAGE(S)

Listing Brokerage WEST-100 METRO VIEW REALTY LTD. BROKERAGE Tel.No. (905) 238-8336
OMAR KANAAN SHAATH
(Salesperson / Broker Name)
Co-op/Buyer Brokerage RE/MAX Premier Inc. Tel.No. (416) 482-8662
Ninara Easho
(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) POA DATE Mch 29, 17
(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) Melissa Kneeshaw DATE 03/29/2017
(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) POA

Ninara Easho
(Authorized to bind the Co-operating Brokerage)

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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), Melissa Kneeshaw

LANDLORD (Lessor), Nayef M. Alonazi

for the lease of 4011 Brickstone Mews, Mississauga ON #2704

dated the 29th day of March, 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 post dated cheques starting from April 1st, 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:

MK

INITIALS OF LANDLORD(S):

OS
BA



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

BUYER,..... **Melissa Kneeshaw**....., and

SELLER,..... **Nayef M. Alonazi**.....

for the property known as..... **4011 Brickstone Mews, Mississauga ON #2704**.....

..... dated the **29th**..... day of **March**..... 20 **17**.....

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.K.

INITIALS OF SELLER(S):

OS

Confirmation of Co-operation and Representation

BUYER: Melissa Kneeshaw

SELLER: Nayef M. Alonazi

For the transaction on the property known as: 4011 Brickstone Mew, Mississauga ON L5B0J7 #2704

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.

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 Brokerage represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- ☐ by the Seller in accordance with a Seller Customer Service Agreement
- or: ☐ by the Buyer directly

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

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)

M.K.

BUYER

N.E.

CO-OPERATING/BUYER BROKERAGE

OS

SELLER

OS


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:

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)

RE/MAX Premier Inc.

(Name of Co-operating/Buyer Brokerage)

330 Rimrock Road, Toronto, ON M3J3A6

Tel.: (416) 482-8662 Fax: (416) 482-2738

Ninara Easho

Date: 03/29/2017

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

Ninara Easho

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

WEST-100 METRO VIEW REALTY LTD., BROKERAG

(Name of Listing Brokerage)

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

(Authorized to bind the Listing Brokerage)

Date: March 29, 2017

OMAR KANAAN SHAAH

(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.

Melissa Kneeshaw

(Signature of Buyer)

Date: 03/29/2017

(Signature of Buyer)

Date:

(Signature of Seller)

Date: March 29, 2017

(Signature of Seller)

Date:



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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: 4011 Brickstone Mew, Mississauga ON L5B0I7 #2704 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 29th day of March, 2017 ("offer")

This offer was submitted by: **BROKERAGE:** RE/MAX Premier Inc.

SALES REPRESENTATIVE/BROKER: Ninara Easho

I/We, Melissa Kneeshaw

Name of Buyer(s)

, have signed an offer for the property.

Melissa Kneeshaw

03/29/2017

Buyer signature

Dated

Buyer signature

Dated

This offer was submitted, by e-mail (by fax, by email or in person) to the Listing Brokerage at 2:00 a.m./p.m. on the 29th day of

March, 2017. Irrevocable until 10:00 a.m./p.m. on the 29th day of March, 2017.

(For Buyer counter offer - complete the following)

I/We, 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): Nayef M. Alonazi

SELLER(S) CONTACT:

(ie. phone / email / fax)

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

SALES REPRESENTATIVE/BROKER: OMAR KANAAN SHAATH

This offer was received, by e-mail (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:

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RE/MAX Premier Inc.

easyOFFER 2016 by



Form 801 Revised Sept 2015
Reagency Systems Corp.
www.Reagency.ca

Page 1 of 1
337313

Form 410

for use in the Province of Ontario

4011 Brickstone Mews, Mississauga ON #2704
from the 29th day of March 20 17 at a monthly rental of \$ 1,600.00

to become due and payable in advance on the 18th day of each and every month during my tenancy.

1. Name Melissa Kneeshaw Date of birth 14/08/1995 SIN No. (Optional) _____

Drivers License No. _____ Occupation _____

2. Name _____ Date of birth _____ SIN No. (Optional) _____

Drivers License No. _____ Occupation _____

3. Other Occupants: Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Do you have any pets? NO If so, describe _____

Why are you vacating your present place of residence? Independant, New beginning!

LAST TWO PLACES OF RESIDENCE

Address 1083 Sovereign Rd

Address _____

From _____ To Present

Name of landlord Kimia, Mdshadi

Telephone: 416, 562-7688

From _____ To _____

Name of landlord _____

Telephone: (_____) _____

PRESENT EMPLOYMENT

Employer Nina Tropical Island

Business address 20 Rivermode Rd

Business telephone (647) 866-4328

Position held Head Chef

Length of employment 02/15/14 to Present

Name of supervisor Nineb Shamaon

Current salary range: Monthly \$ 4,083

PRIOR EMPLOYMENT

1. _____

1. _____

1. _____

1. _____

1. _____

1. _____



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RE/MAX Premier Inc.

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Form 410 Revised 2009
Reagency Systems Corp.
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337313

SPOUSE'S PRESENT EMPLOYMENT

Employer
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor
 Current salary range: Monthly \$

PRIOR EMPLOYMENT

.....

Name of Bank TD Bank Branch Address
 Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

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

PERSONAL REFERENCES

Name Elmira Address
 Telephone: 647, 303-2472 Length of Acquaintance 6yrs Occupation business owner
 Name Homesyria Vali-pour Address
 Telephone: 647, 297-0650 Length of Acquaintance 10yrs Occupation Hairdresser

AUTOMOBILE

Make Mercedes Benz Model CLA 250 Year 2017 Licence No
 Make 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.

Melissa Kneeshaw 03/16/2017
 Signature of Applicant Date Signature of Applicant Date
 Telephone: (.....) Telephone: (.....)

The Toronto-Dominion Bank

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

80817768

2017-03-22

DATE

YYYYMMDD

Transit-Serial No.

1878-80817768

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 2704 - FSV 1

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

Authorized Officer

Countersigned

Number

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

⑈80817768⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV 2704 - Lease Fee

Ontario

Ministry of
Transportation

ON
CANADA

2 IDENTIFICATION

KNEESHAW,
MELISSA ROSE

1 1001 SOVEREIGN RD

WOODSTOCK, ON, N4B 3P3

1 BORN
20/08/78

K6903 - E3779 - 88814

20/08/28

2 07/10/06

07/10/06

16 HGT/HAUT 168 CM

07/10/06

1 10/10/06

1 10/10/06

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: March 29, 2017

RECEIVED FROM: Melissa Kneeshaw

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$3,200.00 (first and last months)

PROPERTY: 4011 Brickstone Mews 2704, Mississauga

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

10358 (1215)

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

The Toronto-Dominion Bank

81129724

2038 KIPLING AVENUE
REXDALE, ON M9W 4K1

DATE 2017-03-29
YYMMDD

Transit-Serial No. 1552-81129724

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

\$ ***3,200.00**

THREE THOUSAND TWO HUNDRED**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

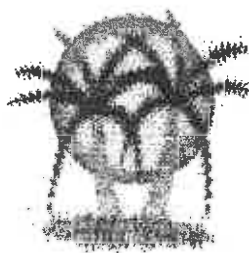
Re
The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer *[Signature]* **Number**
Countersigned

IN CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ONLY - CANADA

⑈81129724⑈ ⑆09612⑈004⑆

⑈3808⑈



Nina Tropical Island

CARIBBEAN RESTAURANT

March 1st, 2017

Employment Verification

To Whom It May Concern:

Please accept this letter as a confirmation that Ms. Melissa Rose Kneeshaw is an employee with Nina Tropical Island Caribbean Restaurant since February 15th, 2014.

Ms. Melissa Rose Kneeshaw current role with the company is Head Chef, and earns an annual salary of \$49,000.00

If you require further information concerning this matter, please do not hesitate to contact my office during regular business hours at (647)866-4328

Sincerely,

A handwritten signature in black ink, appearing to read 'Ninep Shamoon', with a large, stylized flourish extending from the end.

Ninep Shamoon

Owner



Equifax Credit Report and Score™ as of 02/23/2017

Name: **Melissa Rose Kneeshaw**

Confirmation Number: 3929455636

Credit Score Summary

758 | Very Good

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 very good. Based on this score, you should be able to qualify for credit with competitive interest rates, and a wide variety of credit offers should be available to you.



Range	300 - 559	560 - 659	660 - 724	725 - 759	760 +
	Poor	Fair	Good	Very Good	Excellent
Canada Population	4%	10%	15%	14%	57%

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.

- Average number of months open for revolving trades.
- Number of trades 1 payment past due in previous 12 months.
- Worst rating ever on national credit cards trades.

Your Loan Risk Rating

758 | Very Good

Your credit score of 758 is better than 34% of Canadian consumers.
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

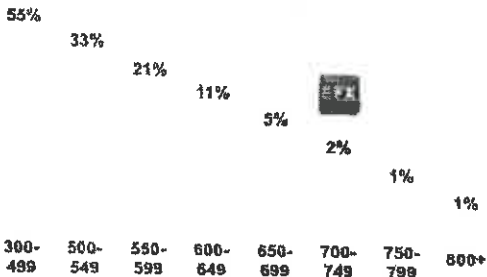
The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for credit, this is what you might expect:

- You may be able to obtain higher than average credit limits on your credit card.
- Many lenders may offer you attractive interest rates and offers.
- You may qualify for some special incentives and rewards that aren't always offered to the general public.

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 Rates*



* 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: MELISSA R KNEESHAW
SIN:
Date of Birth: 1995-08-XX

Current Address

Address: 1083 SOVEREIGN RD
WOODSTOCK, ON
Date Reported: 2016-12 2012-02

Previous Address

Address:
Date Reported:

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.

AMERICAN EXPRESS

Phone Number:	(800)668-6500	High Credit/Credit Limit:	\$6,500.00
Account Number:	XXX...900	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2016-02	Date of Last Activity:	2016-11
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	12		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	\$8,000.00
Account Number:	XXX...169	Payment Amount:	\$10.00
Association to Account:	Individual	Balance:	\$59.00
Type of Account:	Revolving	Past Due:	\$0.00

Date Opened:	2014-06	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-01
Months Reviewed:	31		
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 lvc column is credit limit		

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	\$7,000.00
Account Number:	XXX...640	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2012-02	Date of Last Activity:	2014-07
Status:	Paid as agreed and up to date	Date Reported:	2014-07
Months Reviewed:	02		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account paid		

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.

2016-12-23	CIBC CLIENT ASSESSME (800)465-2422
2016-09-02	TDCT (866)222-3456
2016-01-19	CIBC CLIENT ASSESSME (800)465-2422
2014-06-30	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.

2017-01-10	TDCT (866)222-3456
2016-12-31	CIBC ACCOUNT UPDATE (800)465-2255
2016-10-02	AUTH SQUARE INC (415)375-3176

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.

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: March 29, 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 #: 579946

Insured(s): Melissa Kneeshaw

Insured location: 2704 - 4011 Brickstone Mews
Mississauga, Ontario
L5B0J7

Insured Location Use: Occupied Property

Effective date and time: March 30, 2017 12:01 AM local time

Expiry date: Valid until April 1, 2018 unless cancelled.

Personal liability limit: \$1,000,000

Deductibles: Standard \$5,000

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



Dear Nayef Mushawah Alonazi,

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 2704, Unit 4, Level 26, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price: \$285,900
Down Payment: \$71,475
Mortgage Amount: \$214,425
Capped Interest rate: 3.79%
Term: 5 years
Amortization: 30 years
Total Payment: \$994.30

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No charge in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements

A handwritten signature in dark ink, appearing to be 'Sukhdeep Lamba'.

(For Street Capital)
Sukhdeep Lamba

29 Oct 2016
(Date)