omar's

Worksheet
Leasing

Suite: 3004 **Tower:** PSV **Date:** Apr. 24/17 **Completed by:** Silvi

Mansour Rahmatallah

Please mark if completed:

- ✓ Copy of 'Lease Prior to Closing' Amendment
- ✓ Copy of Lease Agreement
- Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust
- ✓ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). $500 + HST
- ✓ Agreement must be in good standing. Funds in Trust: $ 30,000 . * Check with Steph if ~~this can~~ we can waive top up.
- ✓ 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:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the **"Vendor"**) and
MANSOUR ESMATALLAH RAHMATALLAH (the **"Purchaser"**)

Suite **3004** Tower **ONE** Unit **4** Level **29** (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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee 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 sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;

(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 25th day of April **2017.**

Witness: _____

Purchaser: **MANSOUR ESMATALLAH RAHMATALLAH**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 25 day of April **2017.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

masql_308.rpt 26sep16

OREA Ontario Real Estate Association

Form 320
for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto Real Estate Board

BUYER: Sajad Shiravi Khozani and Faranak Hosseini

SELLER: Mansour Rahmatallah

For the transaction on the property known as: 4011 Brickstone Mews #3004, Mississauga,

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 included 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 Brokerage ..... represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)

☐ by the Seller in accordance with a Seller Customer Service Agreement

or: ☐ by the Buyer directly

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

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

BUYER	CO-OPERATING/BUYER BROKERAGE	SELLER	LISTING BROKERAGE
F.H S.S	SP	CS	CS

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~~ Exclusive Listing for the property P.H S.S

1/2 Months 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)

THEREDPIN (Name of Co-operating/Buyer Brokerage)	West-100 Metro View Realty Ltd., Brokerage (Name of Listing Brokerage)
5 CHURCH STREET TORONTO	
Tel: (416) 800-0812 Fax: (416) 551-9599	Tel: 905-238-8336 Fax:
(Authorized to bind the Co-operating/Buyer Brokerage) Date: 4/17/2017	(Authorized to bind the Listing Brokerage) Date: April 18/17
SWATI PATEL (Print Name of Broker/Salesperson Representative of the 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 of Buyer) Date: April 17th, 2017 (Signature of Seller) Date: April 18/17

(Signature of Buyer) Date: April 17th, 2017 (Signature of Seller) Date:

OREA Ontario Real Estate Association

Form 400
for use in the Province of Ontario

Agreement to Lease
Residential

Toronto Real Estate Board

This Agreement to Lease dated this 17 day of April, 20 17

TENANT (Lessee), Sajad Shiravi Khozani and Faranak Hosseini
(Full legal names of all Tenants)

LANDLORD (Lessor), Mansour Rahmatallah
(Full legal name of Landlord)

ADDRESS OF LANDLORD 4011 Brickstone Mews #3004
(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 Mews #3004, Mississauga, Ontario

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing June 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:

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	☒	☐	Cable TV	☐	☒
Oil	☒	☐	Condominium/Cooperative fees	☒	☐
Electricity	☐	☒	Garbage Removal	☒	☐
Hot water heater rental	☒	☐	Other:	☐	☐
Water and Sewerage Charges	☒	☐	Other:	☐	☐

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): FH S.S **INITIALS OF LANDLORD(S):** POA

7. **PARKING:** 1 Parking (Spot To Be Determined) and 1 Locker (Level 5, Unit 50)

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 (Landlord/Tenant) until 6 p.m. on the 18 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: (For delivery of Documents to Landlord) Email Address: s.patel2904@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): EH S.S **INITIALS OF LANDLORD(S):** OS

20. BINDING AGREEMENT: This Agreement and acceptance hereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness)

(Witness)

(Witness)

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

(Tenant or Authorized Representative) (Seal) DATE April 17th 2017

(Tenant or Authorized Representative) (Seal) DATE April 17th, 2017

(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)

(Witness)

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

(Landlord or Authorized Representative) (Seal) DATE April 18, 17

(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 7 a.m./p.m. this ..... day of April 18th, 20 17

(Signature of Landlord or Tenant)

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/Tenant Brokerage THEREDPIN Tel.No. (416) 800-0812

SWATI PATEL (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 18, 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) DATE April.18th, 2017

(Tenant) DATE April 18th, 2017

Address for Service .....

..... Tel.No. .....

Tenant's Lawyer .....

Address .....

Email .....

Tel.No. FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:
In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

Rental Application
Residential

Form 410
for use in the Province of Ontario

I/We hereby make application to rent 4011 Brickstone Mews, Apt 3004
from the 13 day of May 2017 at a monthly rental of $ 1600.00
to become due and payable in advance on the 1st (June 1st) day of each and every month during my tenancy.

1. **Name** Sajad Shiravi Khozani Date of birth 21/09/1987 SIN No. (Optional)
   Drivers License No. S3501684087092 1 Occupation Engineer
2. **Name** Faranak Hosseini Date of birth 06/03/1991 SIN No. (Optional)
   Drivers License No. H6729250091530 6 Occupation Engineer
3. **Other Occupants:** Name —
   Name Relationship Age
   Name Relationship Age

Do you have any pets? No If so, describe —

Why are you vacating your present place of residence? Change in work location

LAST TWO PLACES OF RESIDENCE

Address 9471 Yonge Street, Apt 1114
Richmond Hill, ON
From Feb 2016 To May 2017
Name of Landlord Maqsood Rasheed
Telephone: 416-576 8783

Address 75 York Street, Apt 207
Kitchener, ON
From Aug 2013 To Feb 2016
Name of Landlord Realstar Management
Telephone: 519-745 1581

PRESENT EMPLOYMENT

Employer Miovision Technologies
Business address 148 Manitou Dr, Kitchener ON
Business telephone 519 513 2407
Position held Traffic Engineer
Length of employment 14 months
Name of supervisor Jan Bergstrom
Current salary range: Monthly $ 5600.00

PRIOR EMPLOYMENT

1. University of Waterloo
1. 200 University Avenue, Waterloo, ON
1. 519 888 4567
1. Gradute Research Assistant
1. 3 years
1. Dr. Liping Fu

SPOUSE'S PRESENT EMPLOYMENT

Employer Cole Engineering Group Ltd
Business address 70 Valleywood Drive, Markham ON
Business telephone 905 940 6161
Position held Traffic Analyst
Length of employment 14 months
Name of supervisor Ann Larkin
Current salary range: Monthly $ 4000.00

PRIOR EMPLOYMENT

1. University of Waterloo
1. 200 University Avenue, Waterloo, ON
1. 519 888 4567
1. Graduate Research Assistant
1. 2 years
1. Dr. Liping Fu

Name of Bank BMO Branch 02494 Address 29 Dineen Dr, Fredericton
Chequing Account # 3997513 Savings Account #

FINANCIAL OBLIGATIONS

Payments to Car finance Amount: $ 430 per month
Payments to Amount: $

PERSONAL REFERENCES

Name Maqsood Rasheed Address 7030 Woodbine Avenue, Markham, ON
Telephone: 416 576 8783 Length of Acquaintance 15 months Occupation Tax Specialist
Name Mojtaba Baktash Address 100 Bayne Avenue, North York, ON
Telephone: 647 331 9796 Length of Acquaintance 4 years Occupation Chemical Engineer

AUTOMOBILE(S)

Make Hyundai Model Santa Fe Year 2017 Licence No. CBJD 894
Make Nissan Model Sentra Year 2009 Licence No. BVCW 126

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.

S. Shiravi April 16th, 2017
Signature of Applicant Date
Telephone: 226 742 7523

Faranak Hosseini April 16th, 2017
Signature of Applicant Date
Telephone: 519 998 6373

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

The Toronto-Dominion Bank

81156987

2580 HURONTARIO STREET
MISSISSAUGA, ON L5B 1N5

DATE 2017-04-21
YYYYMMDD

Transit-Serial No. 64-81156987

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 PSV1 - 3004 -

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

Authorized Officer

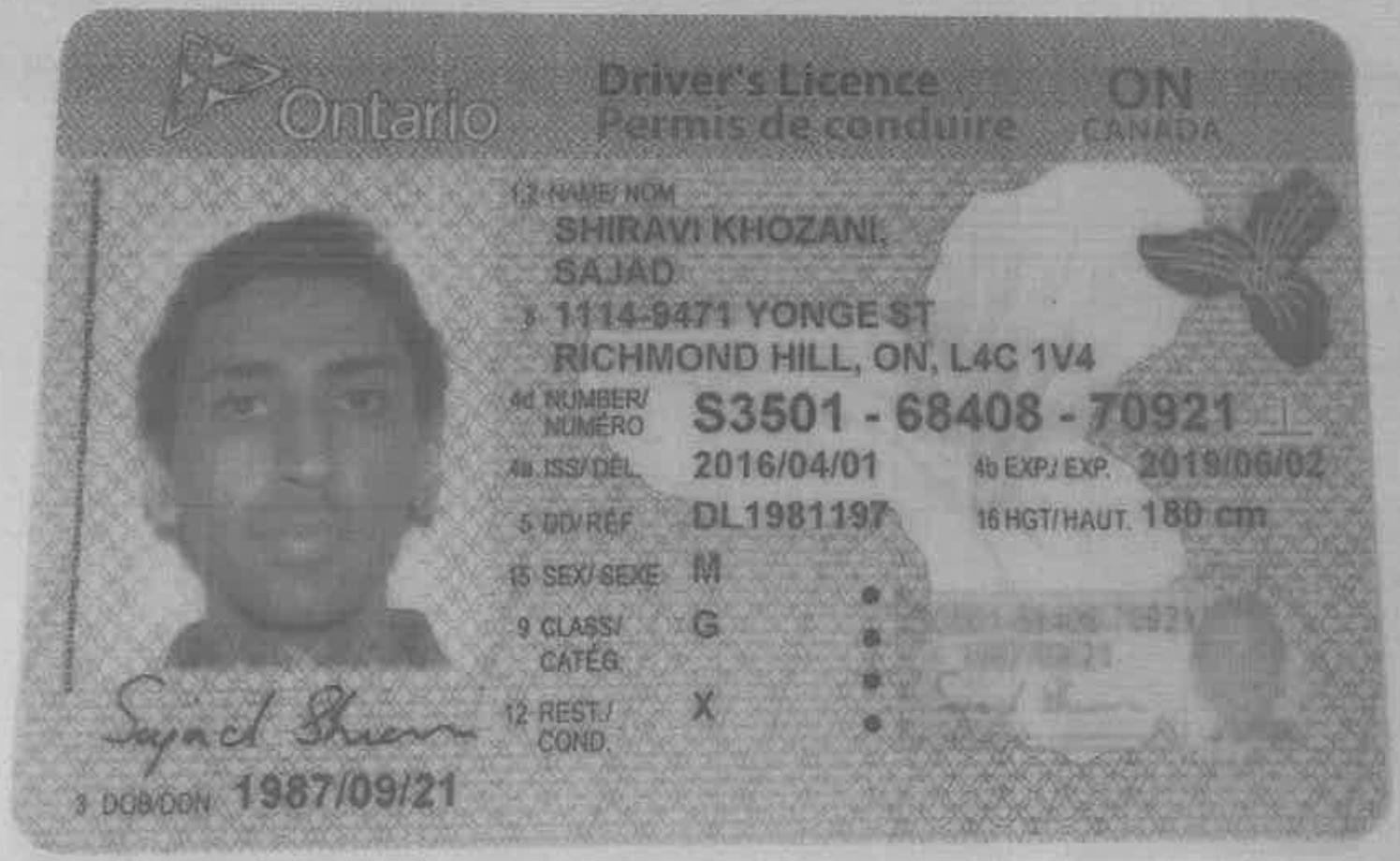
Number

Countersigned M. Panah

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

⑈81156987⑈ ⑆09612⑉004⑆ ⑉3808⑈


Ontario
Driver's Licence
Permis de conduire
ON
CANADA
HOSSEINI,
FARANAK
1114-9471 YONGE ST
RICHMOND HILL, ON, L4C 1V4
H6729 - 25909 - 15306
2017/02/23
2020/11/11
DT0035400
165 cm
F
G
X
1981/03/06



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/ NOM
SHIRAVI KHOZANI,
SAJAD

8 1114-9471 YONGE ST
RICHMOND HILL, ON, L4C 1V4

4d NUMBER/ NUMÉRO S3501 - 68408 - 70921

4a ISS/ DÉL. 2016/04/01

4b EXP./ EXP. 2019/06/02

5 DD/ RÉF DL1981197

16 HGT/ HAUT. 180 cm

15 SEX/ SEXE M

9 CLASS/ CATÉG. G

12 REST./ COND. X

3 DOB/DDN 1987/09/21

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7
O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: April 20, 2017

RECEIVED FROM: Sajad Shiravi Khozani (tenant)

PAYMENT METHOD: Bmo Draft

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

PROPERTY: #3004-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

BMO Bank of Montreal · Banque de Montréal

CANADIAN $ DRAFT / TRAITE EN DOLLARS CANADIENS

HIWAY CENTRE
1375 WEBER ST. EAST
KITCHENER, ONTARIO, CANADA N2A 3A7

180734

DATE 20170420
Y/A M/M D/J

CTI

Pay to the order of / Payez à l'ordre de West-100 Metro View Realty Ltd. $ 3200.00

BANK OF MONTREAL CAD 3200.00

for Bank of Montreal/pour la Banque de Montréal /100 Canadian Dollars/Canadiens

Mr Sajad Shiravi-Khozani
Name of remitter / Nom du remetteur

1114-9471 Yonge St, Richmond Hill
Address of remitter / Adresse du remetteur

Signing Officer / Signataire

Signing Officer / Signataire

Prod. 1040816 - Form 651 B, (09/14)

⑆06952⑈001⑆ 047302180734③ 90

miovision
rethink traffic

April 17, 2017

Re: Employment Verification – Sajad Shiravi

To Whom It May Concern:

This letter is to confirm the employment of Sajad Shiravi who commenced his full-term employment on March 3rd, 2017 with Miovision Technologies Inc. Sajad Shiravi is employed approximately 40 hours per week as a ITS Traffic Engineer and he currently earns $70,000 a year.

Should you have any questions, please feel free to contact the undersigned.

Sincerely,

Jill Jutzi
Director, Organizational Development & Talent
Miovision | Rethink Traffic
519-513-2407 ex. 2002
226-338-1168

April 17, 2017

STRICTLY PRIVATE AND CONFIDENTIAL

Re: Confirmation of Employment

Faranak Hosseini
1114-9471 Yonge Street
Richmond Hill, ON
L4C 1V4

This letter confirms that Faranak Hosseini is a permanent, full-time employee at Cole Engineering Group Ltd. Faranak holds the position of Traffic Analyst within our Transportation Team.

Faranak has been employed with Cole Engineering Ltd. since February 29, 2016. Her current annual salary is $48,000.00 per year, paid on a bi-weekly basis, with full group benefit coverage including Health and Dental Care.

I trust that you will find this information in order, should you have any questions, please don't hesitate to contact me directly.

Sincerely,

COLE ENGINEERING GROUP LTD.

Veronika Savina
Staff & Culture Assistant

COLE ENGINEERING GROUP LTD.

HEAD OFFICE
70 Valleywood Drive
Markham, ON CANADA L3R 4T5

T. 905.940.6161 | 416.987.6161 F. 905.940.2064
www.ColeEngineering.ca

EQUIFAX

Equifax Credit Report and Score ™ as of 04/16/2017

Name: Sajad Shiravi Shiravi

Confirmation Number: 3917087979

Credit Score Summary

743 | **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 Poor	560 - 659 Fair	660 - 724 Good	725 - 759 Very Good	760 + 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 age of trades.
- Utilization for open trades.
- Average age of national card trades.

Your Loan Risk Rating

743 | **Very Good**

Your credit score of 743 is better than 36% of Canadian consumers.

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

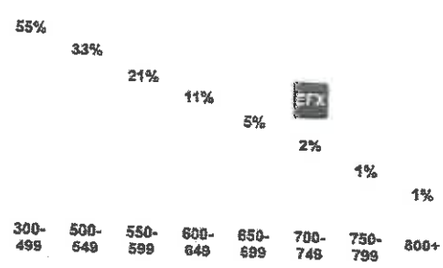
The Bottom Line :

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:	SAJAD SHIRAVI SHIRAVI
SIN:	927XXX942
Date of Birth:	1987-09-XX

Other Names:

Also Known as:	SAJAD SHIRAVIKHOZANI XX

Current Address

Address:	9471 YONGE ST #1114 RICHMOND HILL, ON
Date Reported:	2016-04 2013-08 2011-10

Previous Address

Address:	75 YORK ST UNIT 207 KITCHENER, ON
Date Reported:	2016-04 2013-08 2011-10

Current Employment

Employer:	UNIVERSITY OF NEW BRUNSWICK
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.

WALMART CDA BANK MC

Phone Number:	(888)331-6133	High Credit/Credit Limit:	$8,500.00
Account Number:	XXX...501	Payment Amount:	$39.00
Association to Account:	Individual	Balance:	$1,293.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2013-04	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-04
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 Amount in h/c column is credit limit		

SCOTIA BANK TR 56416

Phone Number:	(888)777-6842	High Credit/Credit Limit:	$35,853.00
Account Number:	XXX...329	Payment Amount:	$426.00
Association to Account:	Joint	Balance:	$35,459.00
Type of Account:	Installment	Past Due:	$0.00
Date Opened:	2017-02	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	01		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Secured Monthly payments		

TDRCS PEOPLES 120

Phone Number:	(866)508-6312	High Credit/Credit Limit:	$4,500.00
Account Number:	XXX...807	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$518.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2016-09	Date of Last Activity:	2016-12
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	07		
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		

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	$1,000.00
Account Number:	XXX...001	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2014-05	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	34		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Monthly payments		

CAPITAL ONE COSTCO

Phone Number:	(800)728-3277	High Credit/Credit Limit:	$5,000.00
Account Number:	XXX...237	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2015-07	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	21		
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:	$400.00
Account Number:	XXX...030	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2015-10	Date of Last Activity:	2015-11

Status:	Paid as agreed and up to date	Date Reported:	2016-08
Months Reviewed:	09		
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		

BNS MC FORM. CHASE

Phone Number:	(866)286-4517	High Credit/Credit Limit:	$1,200.00
Account Number:	XXX...785	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2013-09	Date of Last Activity:	2016-01
Status:	Paid as agreed and up to date	Date Reported:	2016-04
Months Reviewed:	27		
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		

KOODO MOBILE

Phone Number:	(866)995-6636	High Credit/Credit Limit:	$184.00
Account Number:	XXX...322	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2013-08	Date of Last Activity:	2015-09
Status:	Paid as agreed and up to date	Date Reported:	2015-10
Months Reviewed:	19		
Payment History:	02 payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	One payment past due (2015-07) One payment past due (2014-05)		
Comments:	Monthly payments		

BANK OF MONTREAL M C

Phone Number:	(800)263-2263	High Credit/Credit Limit:	$600.00
Account Number:	XXX...633	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2012-03	Date of Last Activity:	2014-05
Status:	Paid as agreed and up to date	Date Reported:	2015-06
Months Reviewed:	40		
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		

PRESIDENTS CHOICE MC

Phone Number:	(866)246-7262	High Credit/Credit Limit:	$2,000.00
Account Number:	XXX...118	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	Not Available
Date Opened:	2013-10	Date of Last Activity:	2015-01
Status:	Paid as agreed and up to date	Date Reported:	2015-02
Months Reviewed:	16		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			

Mean-Section Method:

$$Q = \sum \left\{ \frac{v_{i-1} + v_i}{2} \right\} \times \left\{ \frac{d_{i-1} + d_i}{2} \right\} \times (b_i - b_{i-1})$$

Where

v_{i-1} – mean velocity of preceding vertical

v_i – mean velocity of vertical

d_{i-1} – depth of preceding vertical

d_i – depth of vertical

b_{i-1} – distance of preceding vertical

b_i – distance of vertical

I	Distance (m)	Depth (m)	Velocity(m/s)	$(v_{i-1} + v_i)/2$	$(d_{i-1} + d_i)/2$	$b_i - b_{i-1}$	$q_{i\ (m^3/s)}$
1	4	0	0	0	0	0	0
2	9	1.13	0.33	0.165	0.565	5	0.466125
3	12	1.74	0.357	0.3435	1.435	3	1.4787675
4	15	1.99	0.358	0.3575	1.865	3	2.0002125
5	18	1.56	0.348	0.353	1.775	3	1.879725
6	23	0.95	0.315	0.3315	1.255	5	2.0801625
7	26	0	0	0.1575	0.475	3	0.2244375
							8.12943

Q= 8.13 m^3/s

PSV 3004

STREET CAPITAL
FINANCIAL CORPORATION

Dear Mansour Esmatallah Rahmatallah,
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 3004, Unit 4, Level 29, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price:	$293,900
Down Payment:	$73475
Mortgage Amount:	$220,425
Capped Interest rate:	3.79%
Term :	5 years
Amortization:	30 years
Total Payment :	$1022.14

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

(For Street Capital)
Sukhdeep Lamba

29/oct/2016
(Date)

1 Yonge Street, Suite 2401, Toronto, ON, M5E 1E5