

Worksheet
Leasing

Suite: 3104 Tower: PSV Date: May 24/17 Completed by: Silvi
Abir Abou Chakra

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to ^{20%}25% payable to Blaney McMurtry LLP in Trust ^{\$26,000 -}
^{Chq # 006}
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. ^{N/A \$0.00 Leasing}
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 30,380.
- ✓ ● 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

ABIR ABOU CHAKRA (the "Purchaser")

Suite **3104 Tower ONE Unit 4 Level 30** (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-five percent (25%) 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 Zero Dollars (\$0.00) 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 15 day of Dec 2015.

Witness:

Purchaser: **ABIR ABOU CHAKRA**

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 23 day of DECEMBER 2015.

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 11 day of May, 2017

TENANT (Lessee): Danisha Rahman (Tenant), Nayem Islam (Co-tenant)
 (Full legal names of all tenants)

LANDLORD (Lessor): Peter Solis
 (Full legal name of Landlord)

ADDRESS OF LANDLORD: _____
 (Typed address for the purpose of returning 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, to-wit, the Tenant hereby offers to lease premises known as 4011 Brickstone Mews, Unit 3104

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing May 16, 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 TWENTY FIVE Canadian Dollars (Cdn\$ 1,625) payable in advance on the first day of each and every month during the currency of the said term. First and last month's 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 (Personal cheque acceptable if endorsed to this Agreement)

by negotiable cheque payable to WEST-NO PIERCE VIEW REALTY LTD. Deposit Holder in the amount of Three Thousand Two Hundred FIFTY

Canadian Dollars (Cdn\$ 3,250.00) or 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 name 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 Danisha Rahman

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 checked="" type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input checked="" 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 - Parking	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other - Common Elements	<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 instalments 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): DR

INITIALS OF LANDLORD(S): PS

7. **PARKING:** Includes parking spot ^{Location} to be determine prior to possession

8. **ADDITIONAL TERMS:** Includes locker ^{Location} to be determine prior to possession

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of the Agreement in issue and consist of Schedule(s) A : B, C

10. **REVOCABILITY:** This offer shall be irrevocable by Tenant (landlord/tenant) until 11:00 p.m. on the 15 day of May 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 (solely 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 counteroffer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule herein (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Addressee 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.

For delivery of Documents to Landlord: (AKA Mr.)
Email Address: omar.s@raksby'sreal.com For delivery of Documents to Tenant:
Email Address: krista@kristakumar.com

12. **FULFILLMENT 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 these tenants is made available by the landlord and tenant board and available at www.ltrg.com).

13. **ACCESS:** The landlord shall have the right, at reasonable times to enter and view the leased premises for 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 leased 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 to 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 such 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 advise in writing the tenant 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 (51A) 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 its agent at 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 at 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 print portion hereof, the added provision shall supersede the standard print provision in the event 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 when shown or 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.C. 1990 unless the spouse of the landlord has executed the consent declaration 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) 76

INITIALS OF LANDLORD(S) OS

 The Real Estate (S.E.A.) Act, R.S.O. 1990 and the Real Estate (S.E.A.) Act, R.S.O. 1990 are controlled by the Consumer Protection Act, R.S.O. 1990, c. 24, s. 27(1) and (2) and the Real Estate (S.E.A.) Act, R.S.O. 1990, c. 24, s. 27(1) and (2).
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Schedule A

Agreement to Lease - Residential

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

TEENANT (Lessee), Danisha Rahimani (Tenant), Nayeem Isom (Co-signator) and

LANDLORD (Lessor), Ruba Salib

for the lease of 4011 Brickstone Mews, Unit 3104

dated the 11 day of May

2017

The Tenant agrees to submit the deposit within ONE (1) business days of acceptance of offer, the deposit will consist of TWO (2) months rent totalling \$3,250.00.

The Landlord agrees to install blinds/curtains at their own cost prior to possession.

The Tenant agrees that they will be the sole occupants of this unit.

The Tenant hereby covenants with the Landlord and with the Condominium Corporation that the Tenant will comply with the Condominium Act, the Declaration, the By-Laws and all rule and regulations, in using the unit and the common elements and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The Tenant covenants with the Landlord to leave the appliances at the end of the term of this Lease in clean condition and in good working order, save normal wear and tear.

The Landlord will be responsible for paying taxes, water, common elements and parking.

The Landlord or their representatives shall have the right to enter the premises from time to time and at reasonable hours provided that at least twenty-four (24) hours notice is given, for the purpose of inspection and determining the condition thereof. The Landlord shall also have the right for re-entry for non-payment of rent or non-performance of covenants.

The Landlord agrees that ONE (1) parking spot ~~and ONE (1) locker at~~ included in the rent, exact location to be determined prior to possession.

The Tenant agrees to report promptly any required repairs or breakdown of appliances.

The Tenant agrees not to alter the premises in any way without written consent of the landlord.

The Tenant agrees that during the last sixty days (60) of the term or any extension thereof, the premises may be shown at mutually agreeable and reasonable times, by appointment, to prospective purchasers or tenants provided that at least twenty-four (24) hours notice is given.

The Landlord agrees to have the premises/unit professionally cleaned prior to possession.

This form shall be completed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

DR

INITIALS OF LANDLORD(S):

RS

R The information contained herein is for informational purposes only and does not constitute an offer or solicitation of any financial product or service. It is not intended to be used as a basis for any investment decision.

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Confirmation of Co-operation and Representation

BUYER: Danisha Robinson (Tenant), Niyceen Islam (Owner)

SELLER: Ruba Salib

For the transaction on the property known as 4011 Bridgeway Mews, Unit 3104

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Cooperation 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. "Offer" includes a letter, and "Agreement of Purchase and Sale" includes an agreement to lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the Brokerages agree to cooperate, 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, 1992 (R.E.B.B.A. 1992) and Regulations.

1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
 - ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **DISCLOSURE 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, in 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 practices;
 - 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 competition properties and information known to the Listing Brokerage concerning potential use for the property will be disclosed to both Seller and Buyer to allow them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- ☐ The Brokerage (does/did not) represent the Buyer and the property is offered with only a customer brokerage. The Brokerage will be paid by the Seller or according with a Seller Customer Service Agreement.
- ☐ ☐ The Brokerage (does/did not) represent the Buyer and the property is offered with only a customer brokerage. The Brokerage will be paid 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)

DR
BUYER

RS
CO-OPERATING BUYER BROKERAGE

RS
SELLER

OS
LISTING BROKERAGE



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3. Co-opting Enforceable compliance Section 2 and using Enforceable compliance Section 1.

CO-OPERATING THROUGH ASSESSMENT REPRESENTATION:

- 5) ☐ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
- 6) ☐ The Co-operating Brokerage is providing Contractor Service to the Buyer in this transaction.
- 7) ☐ 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: _____

CO-OPERATING MEMBERS: COMMISSION:

- a) ☒ The listing Brokerage will pay the Cooperating Brokerage the commission as indicated in the MLS information on the property Half of One Month Rent T.M.T. to be paid from the amount paid by the Seller to the Listing Brokerage (Commission as indicated in MLS information)
- b) ☐ The Cooperating Brokerage will be paid as follows:

Add comments and/or links to help us understand your usage. The Copyparty package represents an initial release. We offer no warranty.

Cholesterol will be provided as described above, plus applicable fees.

COMMERCIAL TRUST AGREEMENT: If the above Co-sponsoring Brokerage is receiving payment of commission from the listing brokerage, then the agreement between Listing Brokerage and Co-sponsoring Brokerage further includes a Commercial Trust Agreement, the consideration for which is the payment by the ALLS* rules and regulations pertaining to commission splits of the listing Brokerage's local real estate board. If the local board's ALLS* Agreement, for the purpose of the Commercial Trust Agreement, the Commercial Trust Agreement shall apply to the Commercial Trust Brokerage hereby declares that all monies received in accordance with the trade shall constitute a Commercial Trust and shall be held, in trust, for the Co-sponsoring Brokerage under the terms of the applicable ALLS* rules and regulations.

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

REMAX REALTY SPECIALISTS INC.
 (Not a Broker/Equal Housing Opportunity)

416 SHERWOODTOWNE BLVD, MISSISSAUGA

Tel. (905) 372-3434 Fax (905) 372-3813

Handwritten text: *Handwritten text, possibly a signature or name, is visible but illegible.*

KRS LO

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WEST-100 METRO VIEW REALTY LTD., BROKERAGE
 (Part of Long Beach)

1000

129 Fairview Road West MISSISSAUGA

605-238-8936 605-238-0120

(Added a line for living bridgeage)

Date May 17, 2013

OMAR KANAAN SHAATH, SIMON MAHLESIAN
(Firm Name of Broker/Salesperson Representative of the Issuer(s))

(Form Name of Broker/Salesperson Representative of the Issuer)

CONSENT FOR MULTIPLE REPRESENTATION (to be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consents with their intent to their Brokerage representing more than one client for this transaction.

1997年4月10日

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ACKNOWLEDGMENT

I have received, read, and understood the above information.

David S. Levine

Rayeen Salam

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

TENANT (Lessee): Donisha Rahman (Rwand) Mayeen Islam (Lawyer) and

LANDLORD (Lessor): Ruba Subh

for the purpose of 4011 Brickstone Meadows, Unit 304

dated the 11 day of May, 2017

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

The Tenant agrees to provide the Landlord with 10 post dated cheques starting from June 15, 2017 - March 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 key/fobs returned.

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

INITIALS OF TENANTS:

[Handwritten initials]

INITIALS OF LANDLORD(S):

[Handwritten initials]

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

BUYER, Danisha Rahman (Tenant), Nayeem Islam (Owner), and

SELLER, Ruba Subb

for the property known as 4011 Brickstone Mews, Unit 304

dated the 11 day of May, 2017

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

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

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

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

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

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

INITIALS OF BUYER(S): B N

INITIALS OF SELLER(S): OS



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Schedule A

Agreement to Lease - Residential

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

TENANT (Lessee): Danisha Rahmani (Tenant), Nayem Islam (Guarantor)

LANDLORD (Lessor): Ruba Sahib

In the term of 4011 Brickstone Mews, Unit 3104

does the 11 day of May

20 17

The Landlord agrees to provide the Tenant with TWO (2) full sets of keys and ONE (1) parking keyfob.

Nayem Islam agrees to be the guarantor for the Tenant and will jointly and evenly bear all responsibility for payment of rent shall the Tenant fail to do so given a reasonable period of time.

The tenant agrees to provide proof of tenet/content insurance within 5 business days after possession.

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

INITIALS OF TENANT(S):

DR

INITIALS OF LANDLORD(S):

RS
ew

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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 Brimstone Mews, Unit 3107 (Please include unit and/or legal description) (the "property")

For an Agreement of Purchase and Sale dated the 11 day of May 2017 (offer)

The offer was submitted by BROKERAGE: RE/MAX REALTY SPECIALISTS INC.

SALES REPRESENTATIVE/BROKER: KRIS LO

by: Danisha Rahman (Tenant), Nayeem Islam (Guarantor) (Name of Buyer(s)) have signed an offer for the property

Signature: Danisha Rahman Date: 12/5/17 Signature: Nayeem Islam Date: 12/5/17

This offer was submitted by email to the Listing Brokerage at 2:00 p.m. on the 14 day of May

May 2017 received at 11:59 p.m. on the 15 day of May 2017

For Buyer counter offer - complete the following:

by: Danisha Rahman (Tenant), Nayeem Islam (Guarantor) (Name of Buyer(s)) have signed an offer for the property

Buyer's signature	Date	Seller's signature	Date
An offer was submitted by fax by email or in person to the Listing Brokerage at 2:00 p.m. on the day of	20	Irrevocable until 3:01 p.m. on the day of	20

For Listing Brokerage receiving the offer:

SELLER(S): Riba Solib

SELLER(S) CONTACT: (e phone / email / fax)

LISTING BROKERAGE:

SALES REPRESENTATIVE/BROKER:

This offer was received by the Listing Brokerage at 2:00 p.m. on the day of 20

This offer was presented by fax by email or in person to the Seller(s) at 2:00 p.m. on the day of 20

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

Comments:

Rental Application

Residential

Form 610

for use in the Province of Ontario

3104 4011 BRICKSTONE MEWS

I/We hereby make application to rent:

Mississauga

from the 16 day of May 2017 at a monthly rental of \$ 1625

to become due and payable in advance on the 15th day of each and every month during my tenancy

1. Name: Danisha Rahman (tenant) Date of birth: 10-25-1993 SIN No. (Optional):

Driver's License No: R0168-15319-36025

Occupation: Recent Graduate

2. Name: Nayeem Islam (guarantor) Date of birth: 04-15-1987 SIN No. (Optional):

Driver's License No: 18040-58308-70415

Occupation: Financial Analyst

3. Other Occupant's Name: N/A 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? End of lease, roommate finished school and moving out.

LAST TWO PLACES OF RESIDENCE

Address: #3203 - 50 ABSOLUTE AVE

Address:

From: May 1, 2013 To: Current

From: To:

Name of landlord: Rakesh Sharma

Name of Landlord:

Telephone: +14168352550

Telephone:

PRESENT EMPLOYMENT (tenant)

PRIOR EMPLOYMENT

Employer: Shaw Direct

1

Address: 2055 Flavell Blvd, Mississauga

1

Business telephone:

1

Position held: Customer Advisor

1

Length of employment:

1

Name of employer: Insurance Advisor

1

Monthly \$ 1500-2000

Signature of Applicant: _____

Signature of Guarantor: _____

OREA Form 610 (Rev. 2009)

Form 610 Revised 2009 Page 1 of 2

OREA Form 610 (Rev. 2009)

GUARANTOR

SPONSOR'S PRESENT EMPLOYMENT

Employer: S&P Global Ratings
 Business address: 130 King St. W.
 Business telephone: 416-507-2576
 Position held: Rating Associate
 Length of employment: 6 years
 Name of supervisor: _____
 Current salary range (Monthly): \$4,000-\$5,000

PRIOR EMPLOYMENT

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

Name of Bank: _____ Branch: _____ Address: _____
 Chequing Account #: _____ Savings Account #: _____

FINANCIAL OBLIGATIONS

Payments to: RMG Mortgage Amount: \$1,500 / Month
 Payments to: N/A Amount: \$ _____

PERSONAL REFERENCES

Name: Rakesh Sharma previous: Jindal Address: _____
 Telephone: (416) 352-5500 Length of Acquaintance: 2 years Description: _____
 Name: Smita Khanna Address: _____
 Telephone: (416) 868-9472 Length of Acquaintance: 21 yrs Description: Real Estate / Ex Roommate

AUTOMOBILE(S)

Model	Year	License Pl.
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

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 licensing 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: Darshna Khanna Date: 05/10/17
 Signature of Applicant's Agent: _____ Date: 05/10/2017
 Telephone: 647-832-5547 Telephone: 416-508-8619



MISS RUBA SALIB

006

DATE 2017-04-10
Y Y Y Y M M D D

PAY TO THE ORDER OF BLANEY MCMURTRY LLB IN TRUST | \$ 26,000.00

TWENTY SIX THOUSAND

/100 DOLLARS

Security Features Included. Details on back.



Canada Trust

3037 CLAYHILL RD.
MISSISSAUGA, ONTARIO L5B 4L2

MEMO

PSV1-3104

Ruba Salib

⑈006⑈ ⑆18782⑈004⑆ 1878⑈6561941⑈

PSV #3104 Lease Top-Up



Ontario

Driver's Licence
Permis de conduire

ON
CANADA



12 NAME/ NOM

RAHMAN,
DANISHA, ASAF

3 5539 FARMCOTE DR

MISSISSAUGA, ON, L5M 6L8

44 NUMBER/
NUMERO

R0168 - 15319 - 36025

46 ISS/DEL

2015/03/25

48 EXP/EXP

2019/08/27

5 DR/REF

DE0214512

16 HGT/HAUT

157 cm

18 SEX/SEXE

F

4 CLASS/
CATEG

G1

R0168 - 15319 - 36025
1993/10/25

Danisha Asaf Rahman

12 REST/
COND

2 EXPIRY 1993/10/25

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: May 19, 2017

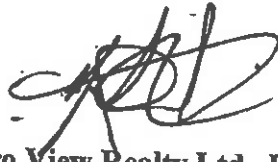
RECEIVED FROM: Kris Lo (Agent)

PAYMENT METHOD: TD Bank Draft

DEPOSIT AMOUNT: \$3100.00 (first and last)

PROPERTY: #3104-4011 Brickstone Mews

Thank-you,



West-100 Metro View Realty Ltd., Brokerage

10358 (12/15)

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

The Toronto-Dominion Bank

2955 EGLINTON AVENUE WEST
MISSISSAUGA, ON L5M 6J3

81507647

DATE

2017-05-19

YYYYMMDD

Transit-Serial No.

1305-81507647

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

\$ *****3,100.00

THREE THOUSAND ONE HUNDRED**00/100

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

Re lease of 4011 Brickstone Mews # 3104

Canadian Dollars

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

Authorized Officer

Countersigned

Number

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

⑈81507647⑈ ⑆09612⑈004⑆

⑈3808⑈

S&P Global
130 King Street West
Suite 1100, PO Box 486
Toronto, ON, M5X 1E5

Lindsay Cooper
HR Associate
T 902-442-7910
Lindsay.cooper@spglobal.com
spglobal.com

May 9, 2017

Nayeem Islam
19 Grand Trunk Crescent
Unit #2815
Toronto, ON
M5J 3A3

Dear Nayeem,

Employment Verification

This is to verify that you are a full-time employee of S&P Global Corp. and have been so since April 5, 2010.

You are currently employed at S&P Global as a Ratings Associate at our Canadian head office; located at 130 King Street, Toronto, Ontario M5X 1E5.

Your base salary is \$86,103.00 CDN per annum, less statutory deductions. You are also eligible for an annual bonus. The company reimburses you for business expenses and provides Health, Dental and Disability coverage in Canada, as well as Global Medical Assistance when you travel.

You are a valued member of the team and an employee in good standing.

I trust this is the information you may require. Should you require any further information to be verified, please contact me.

Regards,



Lindsay Cooper
HR Associate
902-442-7910
902-478-0879 (mobile)

S&P Global



S&P GLOBAL CANADA CORP. 130 King Street West Suite 1100 Toronto, ON M5X 1E5

Name	Company	Employee ID	Pay Period Begin	Pay Period End	Check Date	Check Number
Nayem Islam	S&P GLOBAL CANADA CORP.	710830872	04/01/2017	04/15/2017	04/13/2017	

	Gross Pay	Pre Tax Deductions	Statutory Deductions	Other Deductions	Net Pay
Current	5,203.53	215.26	965.17	44.67	3,978.43
YTD	39,538.57	2,275.42	11,557.83	312.69	25,392.63

Earnings						Statutory Deductions		
Description	Dates	Hours	Rate	Amount	YTD	Description	Amount	YTD
Employee Loan Payment	04/01/2017-04/15/2017	0	0	1,615.90	1,615.90	Canada Pension Plan (CPP)	172.83	1,843.83
Salary	04/01/2017-04/15/2017	75.83	0	3,587.63	23,611.67	Employment Insurance - EI	58.99	621.71
Sr Analytical Incent					14,311.00	Federal Income Tax (FIT)	488.54	5,888.13
						Province Income Tax (PIT) - ON	244.81	3,204.16
Earnings				5,203.53	39,538.57	Statutory Deductions	965.17	11,557.83

Pre Tax Deductions			Other Deductions		
Description	Amount	YTD	Description	Amount	YTD
Employee Pension	215.26	2,275.42	Employee LTD	31.32	219.24
			Fitness Deduction	13.35	93.45
Pre Tax Deductions	215.26	2,275.42	Other Deductions	44.67	312.69

Employer Paid Benefits		
Description	Amount	YTD
Employer Pension	215.26	2,275.42
Employer AD&D	1.74	12.18
ER Flex RRSP TB	31.32	219.24
Employer Life	16.53	115.71
Employer Paid Benefits	264.85	2,622.55

	Federal	Provincial
Total Claim Amount	11,635.00	10,171.00
Annual Deductions/Credits	0.00	0.00
Labour-Sponsored Funds	0.00	0.00

Payment Information				
Bank	Account Name	Account Number	CAD Amount	Payment Amount
004 - T D	TD Chequing	*****0793		3,978.43 CAD



S&P GLOBAL CANADA CORP. 130 King Street West Suite 1100 Toronto, ON M5X 1E5

Name	Company	Employee ID	Pay Period Begin	Pay Period End	Check Date	Check Number
Nayeem Islam	S&P GLOBAL CANADA CORP.	710830872	04/16/2017	04/30/2017	04/28/2017	

	Gross Pay	Pre Tax Deductions	Statutory Deductions	Other Deductions	Net Pay
Current	3,587.63	215.26	965.16	44.67	2,362.54
YTD	43,126.20	2,490.68	12,522.99	357.36	27,755.17

Earnings						Statutory Deductions		
Description	Dates	Hours	Rate	Amount	YTD	Description	Amount	YTD
Employee Loan Payment					1,615.90	Canada Pension Plan (CPP)	172.82	2,016.65
Salary	04/16/2017-04/30/2017	75.83	0	3,587.63	27,199.30	Employment Insurance - EI	58.99	680.70
Sr Analytical Incent					14,311.00	Federal Income Tax (FIT)	488.54	6,376.67
						Province Income Tax (PIT) - ON	244.81	3,448.97
Earnings						Statutory Deductions	965.16	12,522.99
				3,587.63	43,126.20			

Pre Tax Deductions			Other Deductions		
Description	Amount	YTD	Description	Amount	YTD
Employee Pension	215.26	2,490.68	Employee LTD	31.32	250.56
			Fitness Deduction	13.35	106.80
Pre Tax Deductions	215.26	2,490.68	Other Deductions	44.67	357.36

Employer Paid Benefits		
Description	Amount	YTD
Employer Pension	215.26	2,490.68
Employer AD&D	1.74	13.92
ER Flex RRSP TB	31.32	250.56
Employer Life	16.53	132.24
Employer Paid Benefits	264.85	2,887.40

	Federal	Provincial
Total Claim Amount	11,635.00	10,171.00
Annual Deductions/Credits	0.00	0.00
Labour-Sponsored Funds	0.00	0.00

Payment Information				
Bank	Account Name	Account Number	CAD Amount	Payment Amount
004 - T D	TD Chequing	*****0793		2,362.54 CAD



S&P GLOBAL CANADA CORP. 130 King Street West Suite 1100 Toronto, ON M5X 1E5

Name	Company	Employee ID	Pay Period Begin	Pay Period End	Check Date	Check Number
Nayyeem Islam	S&P GLOBAL CANADA CORP.	710830872	03/16/2017	03/31/2017	03/31/2017	

	Gross Pay	Pre Tax Deductions	Statutory Deductions	Other Deductions	Net Pay
Current	3,337.34	200.25	874.97	44.67	2,217.45
YTD	34,335.04	2,060.16	10,592.66	268.02	21,414.20

Earnings						Statutory Deductions		
Description	Dates	Hours	Rate	Amount	YTD	Description	Amount	YTD
Salary	03/16/2017-03/31/2017	75.83	0	3,337.34	20,024.04	Canada Pension Plan (CPP)	160.43	1,671.00
Sr Analytical Incent					14,311.00	Employment Insurance - EI	54.90	562.72
						Federal Income Tax (FIT)	440.31	5,399.59
						Province Income Tax (PIT) - ON	219.33	2,959.35
Earnings				3,337.34	34,335.04	Statutory Deductions	874.97	10,592.66

Pre Tax Deductions			Other Deductions		
Description	Amount	YTD	Description	Amount	YTD
Employee Pension	200.25	2,060.16	Employee LTD	31.32	187.92
			Fitness Deduction	13.35	80.10
Pre Tax Deductions	200.25	2,060.16	Other Deductions	44.67	268.02

Employer Paid Benefits		
Description	Amount	YTD
Employer Pension	200.25	2,060.16
Employer AD&D	1.74	10.44
ER Flex RRSP TB	31.32	187.92
Employer Life	16.53	99.18
Employer Paid Benefits	249.84	2,357.70

	Federal	Provincial
Total Claim Amount	11,635.00	10,171.00
Annual Deductions/Credits	0.00	0.00
Labour-Sponsored Funds	0.00	0.00

Payment Information					
Bank	Account Name	Account Number	CAD Amount	Payment Amount	
004 - T D	TD Chequing	*****0793		2,217.45	CAD

Your credit profile

REPORT DATE: May 6, 2017 NEXT UPDATE AVAILABLE: May 13, 2017



HOW YOUR SCORE IS CALCULATED

Your score was calculated by TransUnion using the TransRisk model. It can range from 300 to 900.

ABOUT YOUR CREDIT SCORE

Why your credit score matters

What is a good credit score?

What is the TransUnion TransRisk score model?

An offer based on your score



No-Fee Scotiabank Value® Visa* card

Apply Now

Annual fee \$0	Annual interest rate* 16.99% on purchases and cash advances
Balance transfer intro rate 3.99% for the first 6 months	Balance transfer regular rate* 16.99%
See details, rates and fees	

Report details

Accounts

Here's every account that appears on your TransUnion credit report – both open and closed. Click on the account name to see more details.

REVOLVING

SERVICES DE CARTES DESJA Reported: May 5, 2017	\$0 Closed	>
MBNA (MASTERCARD) Reported: Apr 20, 2017	\$2,216 Open	>
TD CREDIT CARDS Reported: Apr 19, 2017	\$6,001 Open	>
CIBC CREDIT CARDS Reported: Apr 15, 2017	\$0 Open	>
SERVICES DE CARTES DESJA Reported: May 1, 2014	\$0 Closed	>

INSTALLMENT

MERCEDES BENZ FIN Reported: May 11, 2015	\$0 Closed	>
SERVICES DE CARTES DESJA Reported: Mar 22, 2013	\$0 Open	>
GOVERNMENT STUDENT LOANS Reported: Dec 3, 2011	\$0 Open	>

MORTGAGE

MORTGAGE Reported: May 2, 2017	\$341,628 Open	>
--	--------------------------	---

OPEN

ROGERS COMMUNICATIONS CA Reported: Nov 17, 2013	\$0 Closed	>
---	----------------------	---

Collections

If you've fallen behind on payments, your account could be sent to collections. This can have a big impact on your credit score.

Clean slate! As of your latest update, you have no collections on your credit report.

Bank accounts

Bank accounts can be added to your report if they were closed for a negative reason, like a bad cheque or insufficient funds.

As of your latest update, you have no negative bank account information on your credit report.

Public records

Things like bankruptcies and legal judgments against you can show up on your credit report, and do some damage to your score.

Keep it up! As of your latest update, you have no public records on your credit report.

Credit inquiries

When you apply for a new account, a hard credit inquiry will usually get added to your report. These can make a small dent in your score. Here are the inquiries on your TransUnion report:

- ROGERS COMMUNICATIONS CA**
Inquiry made: Jun 2, 2016
- VISA DESJARDINS/GHR**
Inquiry made: Feb 17, 2015
- MBNA**
Inquiry made: July 9, 2014
- MERCEDES-BENZ FIN SER CA**
Inquiry made: Apr 19, 2012

ROYAL BANK OF CANADA
Inquiry made: Jan 1, 2012

MBNA
Inquiry made: Oct 11, 2011

VISA DESJARDINS/GHR
Inquiry made: Jun 12, 2011

Personal information

NAMES REPORTED

NAYEEM ISLAM

EMPLOYMENT INFO

You have no employment information on your credit report.

ADDRESSES REPORTED

📍 19 GRAND TRUNK CRES
TORONTO, ON M5J3A3

📍 900 STEELES AVE W
THORNHILL, ON L4J8C2

📍 308 WESTWAY CRES
VAUGHAN, ON L4K5T1

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

November 04th, 2016

Ruba Salib
298-2325 Hurontario Street
Mississauga, Ont
L5A 4K4

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 3104, 4011 Brickstone Mews in Mississauga, Ontario (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

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

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

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

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

Signed by:

Per:

The Toronto-Dominion Bank

Standard Conditions

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

Confirmation of Property Insurance

Important: This document is not the insurance policy. It is for information purposes only and is subject to all terms, conditions, definitions and exclusions of the policy, including a "Standard Mortgage Clause" as per the attached. Insurance coverage is bound as of the effective date indicated herein. The full coverage details are contained in the insurance policy, which is being processed and will be mailed to you shortly.

Policy number: FA550763 (Holding coverage 2017-05-16)
Effective from: 2017-05-16 to 2018-05-16
*(12:01 a.m. all times are local times at the named Insured's postal address shown on this Confirmation)

Insured(s)	Address
RAHMAN DANISHA	4011, BRICKSTONE MEWS UNIT 3104 MISSISSAUGA ON L5B 0J7

Location Information

Product:	Your Property Insurance - Tenants
Risk Address:	4011, BRICKSTONE MEWS UNIT 3104 MISSISSAUGA ON L5B 0J7
Description:	Building/apartment occupied as a principal residence and occupied by Insured 50 dwelling units or more Year of building construction: 2017
Mortgagee(s):	

Deductible:	\$1,000
-------------	---------

Coverages	Amount of insurance (\$)
C-Personal Property (Contents)	\$15,000
D-Additional living expense/Fair rental value	\$3,000
E-Legal Liability	\$1,000,000
F-Voluntary Medical Payments	\$5,000
G-Voluntary Payment for Damage to Property	\$1,000

2017-05-15	JOSE BUSTILLOS
Date	