

Worksheet Leasing

Suite: 3711 Tower: PSV Date: Apr. 21/17 Completed by: Silvi

Ahmad Jamal + Fareya Haque

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 Provided on occupancy
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$ 1500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 46,730.
- ✓ ● 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:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

AHMAD JAMAL and FAREYA HAQUE (the "Purchaser")

Suite 3711 Tower ONE Unit 11 Level 36 (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:

- 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;
- the Purchaser is not in default at any time under the Agreement;
- 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;
- 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;
- the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) 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 4 day of APRIL

2017
2012 (A) / FH

Witness: [Signature]

Ahmad Jamal

Purchaser: AHMAD JAMAL

Witness: [Signature]

Fareya Haque

Purchaser: FAREYA HAQUE

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 13th day of April

2017
2012 (A) / FH

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



Form 400

for use in the Province of Ontario

Agreement to Lease

Residential

Toronto
Real Estate
Board

This Agreement to Lease dated this 17 day of April, 2017

TENANT (Lessee), SHAHZADA MAYANI ROYAL STAYS CANADA INC
(Full legal names of all Tenants)

LANDLORD (Lessor), Ahmad Jamal and Fareya Haque (P.O.A. to Laik Ali)
(Full legal name of Landlord)

ADDRESS OF LANDLORD 131 VAN HORN AVE NORTH YORK M2T 2T3
(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.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
3711-4011 BRICKSTONE MEWS MISSISSAUGA
- TERM OF LEASE:** The lease shall be for a term of One (01) year commencing APRIL 24, 2017
- 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 FIFTY DOLLARS Canadian Dollars (CDN\$ 1650.00), 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.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers UPON ACCEPTANCE (Herewith/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to AHMAD JAMAL "Deposit Holder" in the amount of THREE THOUSAND THREE HUNDRED & - Canadian Dollars (CDN\$ 3300.00) 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.
- 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:

- 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 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 type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input 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): SMINITIALS OF LANDLORD(S): EC

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7. **PARKING:** One (01) parking underground is included.

8. **ADDITIONAL TERMS:** One (01) locker is included.

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A

10. **IRREVOCABILITY:** This offer shall be irrevocable by Landlord until 8:00 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: laikali59@yahoo.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.tlb.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): Sm

INITIALS OF LANDLORD(S): 2 C



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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

17/04/2017

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Guarantor)

(Seal)

DATE

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE

April 18/2017

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at J.J. Irvan /p.m.his 15 day of April, 2017

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage CENTURY 21 LEADING EDGE REALTY INC.

Tel.No. 416-686-1500

LAIK ALI

(Salesperson / Broker Name)

Co-op/Tenant Brokerage CENTURY 21 LEADING EDGE REALTY INC.

Tel.No. (416) 686-1500

LAIK ALI

(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

18/04/2017

(Tenant)

DATE

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

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

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

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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Form 400

for use in the Province of Ontario

Schedule A

Agreement to Lease - Residential

Toronto
Real Estate
Board

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

TENANT (Lessee), SHAHZADA MAYANI, andLANDLORD (Lessor), Ahmad Jamal and Fareya Hague (P.O.A. to Laik Ali)for the lease of 3711 - 4011 BRICKSTONE MEWdated the 17 day of April, 2017

Occupancy will start on APRIL 24/17 and will be terminated on APRIL 23/18. Rent will be due on the first of each month. Tenant agrees to provide 12(twelve) post-dated cheques on or before April 19, 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. Tenant and Landlord acknowledge that the terms of this lease agreement fall under the rules of the Ontario Residential Tenancies Act to which both parties agree to abide. [Paragraph 12 "Execution of Lease" shall hereby be deleted].

The following appliances and articles belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Dishwasher, Washer, Dryer. Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost, subject to wear and tear.

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 inform the Landlord of any lock changes and will give the Landlord a copy of the new key when lock change occurs.

Tenant agrees to pay the cost of electricity and gas required on the premises during the term of the lease and 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.

The Tenant covenants with the Landlord to keep the premises in an ordinary state of cleanliness and the Tenant agrees to pay the full cost of any repairs/maintenance if caused by the Tenant or his guests or any person[s] permitted on the premises by him. The Tenant also agrees to promptly notify the Landlord or his/her representative of all or any damages or repairs. Tenant agrees not to smoke or keep pets in the unit.

Tenant acknowledges that the Landlord's insurance provides no coverage to the Tenant's personal contents/property. the Tenant agrees to purchase and maintain personal contents and Liability insurance prior to occupancy and to provide the Landlord with a copy of such a policy.

Tenant agrees to provide access to the property for showings to prospective Tenants or Buyers provided 24 (twenty-four) hours notice is given. Tenant agrees to pay for all repair charges up to \$50.00 (fifty dollars).

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

INITIALS OF TENANT(S):

SM

INITIALS OF LANDLORD(S):

ZC

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Request ID / Demande n°
14865526

Ontario Corporation Number
Numéro de la compagnie en Ontario
2352630

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT / LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is:
ROYAL STAYS CANADA INC.

Dénomination sociale de la compagnie:
2. The address of the registered office is:
C/O KANWAL JIWAN
520 NOVO STAR DRIVE

Adresse du siège social:
Suite 22
(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit d'édifice à bureau, numéro du bureau)
MISSISSAUGA
CANADA
(Name of Municipality or Post Office)
(Nom de la municipalité ou du bureau de poste)
3. Number (or minimum and maximum number) of directors is:
Minimum 1

Nombre (ou nombres minimal et maximal) d'administrateurs:
Maximum 10
4. The first director(s) is/are:
First name, initials and surname
Prénom, initiales et nom de famille
Address for service, giving Street & No. or R.R. No., Municipality and Postal Code

Premier(s) administrateur(s):
Resident Canadian State Yes or No
Résident Canadien Oui/Non
Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal
- * KANWAL AFTAB
JIWAN
520 NOVO STAR DRIVE Suite 22

MISSISSAUGA ONTARIO
CANADA L5W 1X7

YES


Page: 2

Request ID / Demande n°
14865526

Ontario Corporation Number
Numéro de la compagnie en Ontario
2352630


5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.
Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.
- NONE

6. The classes and any maximum number of shares that the corporation is authorized to issue:
Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:
- The Corporation is authorized to issue an unlimited number of shares of one class, designated as common shares, without par value.



Ontario

Driver's License
Permis de conduire



1.3 NAME/ NOM
MAYANI,
SHAHZAIB

8 30 GROUSE LANE
BRAMPTON, ON, L6Y 5L1

4d NUMBER/
NUMERO
M0953 - 70308 - 81129

4a ISS/ DEL
2016/05/27

4b EXP/ EXP
2019/11/29

5 DO/ REF
DL9215681


16 HGT/HAUT
178 cm


15 SEX/ SEXE
M

9 CLASS/
CATEG
G

12 REST/
COND

3 DOB/GEN
1986/11/29





Royal Stays Canada Inc
Luxury Furnished Apartments
+1.800.861.9390
www.royalstays.ca
info@royalstays.ca

BMO BANK OF MONTREAL
100 CITY CENTRE DR.
MISSISSAUGA, ONT. L5B 2C9

0302

DATE 15042017
DDMMYYYY
**3,300.00



PAY Three thousand three hundred and 00/100 \$

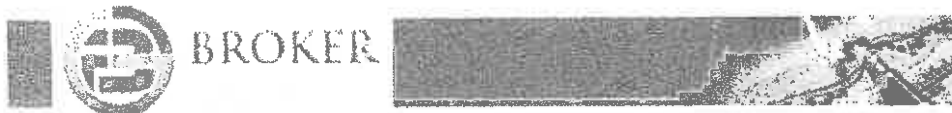
TO THE ORDER OF Ahmad Jamal
131 Van Horne Ave
North York ON M2J2T3

#3711 - PSV First and Last Month

Royal Stays Canada Inc
Luxury Furnished Apartments
PER

⑈030288⑈ ⑆04942⑈001⑈ 1060⑈679⑈

From: Ialk ali Ialkali59@yahoo.com
Subject:
Date: April 19, 2017 at 3:53 PM
To: info@royalstays.ca



April 18, 2017

MORTGAGE PREQUALIFICATION CERTIFICATE

Name: Ahmad Jamal and Fareys Haque

We are pleased to confirm that you have been pre-approved for a mortgage loan with the following terms:

Property Address : 3711-4011 Brickstone Mews

Purchase price : \$302900.00

Mortgage amount : \$570,000

Interest rate : 2.79 %

Terms : 5 years fixed

Closing date : By August , 2017

CONDITIONS:

- *Maintaining good credit status*
- *Down payment from own resources*
- *Income verification*

Any time before your closing date, you can change the Term; the Interest Rate will be adjusted according to the posted rate for the Term at the date of change. No change in, and the accuracy of, the information provided.


Abid Choudhury Lic. # M09001855
Mortgage Agent
Cell: (416) 846-2830, Fax: (416) 946-1689
Email: ABIDC@bfgbroker.ca



BROKER FINANCIAL GROUP INC
1215 Sheppard Ave. E. Suite 1100
Markham, Ontario L3R 0S5

