

# Worksheet

## Leasing

Suite: 1004 Tower: PSV2 Date: Mar. 27/17 Completed by: Silvi

Mohomady Al-Ani + Luma Jaber

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). \$1500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 25% of purchase price
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- see below { ✓ ● Copy of Tenant's employment letter or paystub
- Copy of Credit Check
- ✓ ● Copy of the Purchasers Mortgage approval

Please note that the tenants have just come to Canada.

## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and  
**MOHAMADY HAMID ISMAEL AL-ANI & LUMA SALIM JABER JABER** (the "Purchaser")

Suite **1004** Tower **TWO** Unit **4** Level **10** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

**Insert:**

**Notwithstanding paragraph 22 of this Agreement**, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of 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 27 day of March 2017.

  
 Witness:

  
 Purchaser: **MOHAMADY HAMID ISMAEL AL-ANI**

  
 Witness:

  
 Purchaser: **LUMA SALIM JABER JABER**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of March 2017.

**AMACON DEVELOPMENT (CITY CENTRE) CORP.**

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

**Form 400**

for use in the Province of Ontario

This Agreement to Lease dated this 6th day of March, 2017

**TENANT (Lessee),** Raghad Idlibi, Munzer Wafaei, Ayham Wafaei, and Iyad Wafaei  
(Full legal names of all Tenants)

**LANDLORD (Lessor),** Mohamady Al-Ani  
(Full legal name of Landlord)

**ADDRESS OF LANDLORD** 510 Curran Place #1004  
(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:  
510 Curran Place #1004

**2. TERM OF LEASE:** The lease shall be for a term of 1 year commencing March 12, 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 Eight Hundred Fifty Canadian Dollars (CDN\$ 1,850.00), 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 Ara Margos "Deposit Holder"

in the amount of Three Thousand Seven Hundred

Canadian Dollars (CDN\$ 3,700.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all

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

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

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

Premises to be used only for: Single Family Residence

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: .....	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: .....	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S): RI / MW

INITIALS OF LANDLORD(S): MA

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7. **PARKING:** .....

8. **ADDITIONAL TERMS:** .....

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by **Tenant** ..... until **11:59** ..... ~~am~~ /p.m. on the **7th** .....

day of **March** ..... **2017** ..... after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: ..... FAX No.: .....  
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

Email Address: ..... Email Address: .....  
(For delivery of Documents to Landlord) (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](http://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): **RI/MW**

INITIALS OF LANDLORD(S): **MD**

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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:

(Witness)

(Witness)

(Witness)

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

(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)

(Seal)

(Seal)

(Seal)

DATE March 07, 17

DATE March 07, 2017

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)

(Landlord or Authorized Representative)

(Seal)

(Seal)

DATE

DATE March 07/17

**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 4:15 a.m. (p.m.) this 7 day of March, 2017.

(Signature of Landlord or Tenant)

**INFORMATION ON BROKERAGE(S)**

Listing Brokerage RE/MAX Realty Specialists Inc. Tel.No. (905) 828-3434

Ara Margos  
(Salesperson / Broker Name)

Co-op/Tenant Brokerage Tel.No. ( )

(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 03/07/17

(Landlord)

DATE

Address for Service 510 Curran Place #1004

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 03/07/2017

(Tenant)

DATE 03/07/2017

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)

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**Form 400**

for use in the Province of Ontario

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

**TENANT (Lessee),** Raghad Idlibi, Munzer Wafaei, Ayham Wafaei, and Iyad Wafaei....., and

**LANDLORD (Lessor),** Mohamady Al-Ani.....

for the lease of 510 Curran Place #1004.....

..... dated the 6th..... day of March....., 2017.....

Lessee submits with this Offer the first two and last two month's rent and will provide post-dated cheques for the balance of the lease prior to occupancy date.

Lessee shall give the Lessor eight (8) post-dated cheques on the day the Lessee receives the keys.

The Lessee covenants with the Lessor 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.

Lessee agrees to pay the cost of all utilities required on the premises during the term of the lease and any extension thereof, included but not limited to electricity, water and sewer, gas, and other heating fuel. Lessee further agrees to provide proof to the Lessor on or before the date of possession that the services have been transferred to the Lessee's name.

Lessee, if not in default hereunder, shall have the option, by written notice given to the Lessor at least sixty (60) days before the end of the lease term, to renew the Lease on a month to month basis, at the same terms and conditions. Lessee shall deliver notice in writing sixty (60) days prior to termination of the tenancy agreement.

Lessee if not in default hereunder shall have the option, by written notice, given to the Lessor at least sixty (60) days before the end of the Lease term, to renew the Lease for a further one (1) year on the following terms and conditions; in accordance with the guidelines established under the applicable rent review legislation.

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

Lessor agrees that parking is included in the rent.

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

The Lessee shall maintain said premises in clean and good repair and should any damages result through their neglect, the Lessee will be responsible for any repairs.

Lessor agrees to remove all furniture and belongings in the house and leave the premises in broom swept condition.

Lessee agrees to pay the cost of repairs to the premises, plumbing and/or appliances caused by his/her negligence or willful damage.

The Lessee agrees that during the last sixty (60) days of the term or any extension thereof, the premises may be shown at reasonable times, by appointment, to prospective purchasers or tenants.

Should the Lessee decide not to exercise his option to renew the Lease, the Lessee will allow the owner or his agent to show the property within reasonable hours, with twenty-four (24) hours notice, during the last sixty (60) days of the said lease.

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

INITIALS OF TENANT(S):

RIMW

INITIALS OF LANDLORD(S):


MA

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## Form 320

for use in the Province of Ontario

**BUYER:** Raghad Idlibi, Munzer Wafaei, Ayham Wafaei, and lyad Wafaei

**SELLER:** Mohamady Al-Ani

For the transaction on the property known as: 510 Curran Place #1004

**DEFINITIONS AND INTERPRETATIONS:** For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

**DECLARATION OF INSURANCE:** The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

### 1. LISTING BROKERAGE

- a) ☐ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☐ The Listing Brokerage is not representing or providing Customer Service to the Buyer.  
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
  - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☒ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:
- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
  - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
  - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
  - The price the Buyer should offer or the price the Seller should accept;
  - And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

### 2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

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

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

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

RI/MW  
BUYER

AM  
CO-OPERATING/BUYER BROKERAGE

MA  
SELLER


AM  
LISTING BROKERAGE

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3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.

CO-OPERATING BROKERAGE- REPRESENTATION:

- a) ☐ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
- b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
- c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property  
..... 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)

(Name of Co-operating/Buyer Brokerage)	RE/MAX Realty Specialists Inc. (Name of Listing Brokerage)
	2691 Credit Valley Road # 101, Mississauga, Ontario L5M7A1
Tel: ..... Fax: .....	Tel: (905) 828-4434 ..... Fax: (905) 828-2829 .....
Date: ..... (Authorized to bind the Co-operating/Buyer Brokerage)	Date: March 07, 2017 (Authorized to bind the Listing Brokerage)
(Print Name of Broker/Salesperson Representative of the Brokerage)	Ara Margos (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.

RI/MW  
BUYER'S INITIALS

MA  
SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.			
X (Signature of Buyer)	Date: March 07, 17	(Signature of Seller)	Date: March 07, 2017
X (Signature of Buyer)	Date: March 07, 17	(Signature of Seller)	Date: .....

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**The Toronto-Dominion Bank**

81155554

4555 HURONTARIO STREET UNIT C10  
MISSISSAUGA, ON L4Z 3M1

DATE

2017-03-27  
YYYYMMDD

Transit-Serial No.

1309-81155554

Pay to the  
Order of

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ \*\*\*\*\*1,695.00

\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE\*\*\*\*\*00/100 Canadian Dollars

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

Re Leasing 1004 PSV2The Toronto-Dominion Bank  
Toronto, Ontario  
Canada M5K 1A2

Authorized Officer

Number

Countersigned

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

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PSV2 1004 - Leasing Fee



Immigration, Refugees and  
Citizenship Canada

Immigration, Réfugiés et  
Citoyenneté Canada

PROTECTED WHEN COMPLETED / PROTÉGÉ LORSQUE COMPLÉTÉ - B

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DD205 608 690

D300165213

## REFUGEE PROTECTION CLAIMANT DOCUMENT

THIS IS TO CERTIFY THAT THE PERSON HEREIN IS A REFUGEE PROTECTION CLAIMANT  
WITHIN THE MEANING OF THE IMMIGRATION AND REFUGEE PROTECTION ACT

Application No: L010076313

UCI: 92246222

### CLIENT INFORMATION

Family Name: IDLIBI  
Given Name(s): RAGHAD  
Date of Birth: 1973/05/10  
Sex: FEMALE  
Country of Birth: ALGERIA  
Country of Citizenship: SYRIA  
Date Issued: 2017/02/27  
Expiry Date: 2019/02/27

### ADDITIONAL INFORMATION

Pursuant to Subsection 100(1) of the Immigration and Refugee Protection Act, this refugee protection claim has been determined to be eligible for a decision by the Refugee Protection Division. Consequently, pursuant to subsection 100(3), the refugee Protection Claim is referred to the Refugee Protection Division of the Immigration Refugee Board.

As of 2017/02/27 the above-named individual is eligible for coverage of health-care costs under the Interim Federal Health Program (IFHP). This coverage can be cancelled without notice if the individual's immigration status changes. Therefore, health-care providers must verify the eligibility of the individual with the IFHP administrator before providing services to the undersigned.

- declare that I require coverage under the IFHP. I will notify IRCC immediately of any changes to my immigration status, or if I become eligible for or receive other health insurance;
- understand that my medical and personal information will be shared with IRCC, IFHP, the administration and other appropriate third parties for the administration of the IFHP and that my personal information may be shared with other government institutions and other third parties in accordance with the Privacy Act and the Department of Citizenship and Immigration Act.

School age children do not need student authorization to attend primary or secondary schools.



Name, relationship and signature of accompanying adult (if applicable)

Signature of person concerned

Money in possession

Minister

\*\*\*NOT VALID FOR TRAVEL\*\*\*

THIS FORM HAS BEEN ESTABLISHED BY THE MINISTER OF IMMIGRATION, REFUGEES AND CITIZENSHIP - THIS DOCUMENT IS THE PROPERTY OF THE GOVERNMENT OF CANADA  
FORMULAIRE ÉTABLI PAR LE MINISTRE DE L'IMMIGRATION, RÉFUGIÉS ET CITOYENNETÉ - LE PRÉSENT DOCUMENT EST LA PROPRIÉTÉ DU GOUVERNEMENT DU CANADA

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## REFUGEE PROTECTION CLAIMANT DOCUMENT

THIS IS TO CERTIFY THAT THE PERSON HEREIN IS A REFUGEE PROTECTION CLAIMANT  
WITHIN THE MEANING OF THE IMMIGRATION AND REFUGEE PROTECTION ACT

Application No: L010076335

UCI: 92246252

## CLIENT INFORMATION

Family Name: WAFAEI  
Given Name(s): IYAD  
Date of Birth: 2008/08/29  
Sex: MALE  
Country of Birth: SAUDI ARABIA  
Country of Citizenship: SYRIA  
Date Issued: 2017/02/27  
Expiry Date: 2019/02/27

## ADDITIONAL INFORMATION

Pursuant to Subsection 100(1) of the *Immigration and Refugee Protection Act*, this refugee protection claim has been determined to be eligible for a decision by the Refugee Protection Division. Consequently, pursuant to subsection 100(3), the refugee protection claim is referred to the Refugee Protection Division of the Immigration Refugee Board.

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- understand that my medical and personal information will be shared with IRCC, IFHP claims administration and other appropriate third-parties for the administration of the IFHP and that my personal information may be shared with other government institutions and other third-parties in accordance with the *Privacy Act* and the *Department of Citizenship and Immigration Act*.

School age children do not need student authorization to attend primary or secondary schools.

CIC / Service Intérieur  
1010 St-Antoine Ouest

RASHAD IDILBI Mother  
Name, relationship and signature of accompanying adult (if applicable)

Signature of person concerned

Money in possession

Minister

\*\*\*NOT VALID FOR TRAVEL\*\*\*



CANADA



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## REFUGEE PROTECTION CLAIMANT DOCUMENT

THIS IS TO CERTIFY THAT THE PERSON HEREIN IS A REFUGEE PROTECTION CLAIMANT  
WITHIN THE MEANING OF THE IMMIGRATION AND REFUGEE PROTECTION ACT

Application No: L010076331

UCI: 92246048

## CLIENT INFORMATION

Family Name: WAFAEI  
Given Name(s): AYHAM  
Date of Birth: 2001/08/10  
Sex: MALE  
Country of Birth: SAUDI ARABIA  
Country of Citizenship: SYRIA  
Date Issued: 2017/02/27  
Expiry Date: 2019/02/27

## ADDITIONAL INFORMATION

Pursuant to Subsection 100(1) of the Immigration and Refugee Protection Act, this refugee protection claim has been determined to be eligible for a decision by the Refugee Protection Division. Consequently, pursuant to subsection 100(3), the refugee Protection Claim is referred to the Refugee Protection Division of the Immigration Refugee Board.

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School age children do not need student authorization to attend primary or secondary schools.

CIC / Service Intérieur

1040 St. Antoine Ouest

Montréal, QC H3M 2P4

Téléphone: 514 953-1111

Fax: 514 953-1112

Email: info@canada.gc.ca

Site Web: www.canada.gc.ca

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Name, relationship and signature of accompanying adult (if applicable)

Ayham

Signature of person concerned

Money in possession

Minister

\*\*\*NOT VALID FOR TRAVEL\*\*\*

It has been established by the Minister of Immigration, Refugees and Citizenship - This document is the property of the Government of Canada.  
Il a été établi par le ministre de l'Immigration, Réfugiés et Citoyenneté - Le présent document est la propriété du Gouvernement du Canada.

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Canada





CANADA

DD205 608 992

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## REFUGEE PROTECTION CLAIMANT DOCUMENT

THIS IS TO CERTIFY THAT THE PERSON HEREIN IS A REFUGEE PROTECTION CLAIMANT  
WITHIN THE MEANING OF THE IMMIGRATION AND REFUGEE PROTECTION ACT

Application No: L010075327

UCI: 92246266

## CLIENT INFORMATION

Family Name: **MUNZER**  
Given Name(s): **MUNZER**  
Date of Birth: 1999/06/01  
Sex: MALE  
Country of Birth: SYRIA  
Country of Citizenship: SYRIA  
Date Issued: 2017/02/27  
Expiry Date: 2019/02/27

## ADDITIONAL INFORMATION

Pursuant to Subsection 100(1) of the Immigration and Refugee Protection Act, this refugee protection claim has been determined to be eligible for a decision by the Refugee Protection Division. Consequently, pursuant to subsection 100(3), the refugee protection claim is referred to the Refugee Protection Division of the Immigration Refugee Board.

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CIC / Service intérieur  
1010 St. Antoine Ouest

MONTREAL, QC H3T 1C2



Name, relationship and signature of accompanying adult (if applicable)

Signature of person concerned

Money in possession

Minister

\*\*\*NOT VALID FOR TRAVEL\*\*\*

PSV2 1004 - first + last month's rent

ARA MARGOS  
TEL: (416) 569-9194

VJP

886

PAY TO THE  
ORDER OF

DATE 2017-03-10  
Y Y Y Y M M D D

Mohamady Al-Ani

Three thousand Seven hundred

\$3,700.00



ROYAL BANK OF CANADA  
WINSTON CHURCHILL & HAZELTON BRANCH  
2955 HAZELTON PLACE  
MISSISSAUGA, ON L5M 6J3

Dollars

100 DOLLARS

Security features  
included.  
Details on back.

MEMO

First and Last Month  
without com

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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 04, 2016

LUMA SALIM JABER  
MOHAMADY HAMID AL-ANI  
5163 CREDITVIEW RD  
MISSISSAUGA, ON L5V 1R8

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 2 CONFEDERATION PARKWAY, UNIT 1004, MISSISSAUGA, ON L5B1A1 (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):	LUMA SALIM JABER MOHAMADY HAMID AL-ANI
Principal Amount:	\$279,920.00
Fixed Annual Interest Rate:	2.29% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	April 17, 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:	3 years
Amortization:	30 years
Anticipated Closing Date:	April 17, 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 April 17, 2017.**


**Conditions**

- SATISFACTORY CONFIRMATION OF DOWN PAYMENT IS REQUIRED
- COPY FIRM PURCHASE & SALE AGREEMENT. IF MLS, LISTING WITH PHOTO REQUIRED
- Rental w/s dsc 0.94, supporting lease agreemt for Victoria st gross rent..
- \$1450/mth with current chq copy or dep of rent. For subject rental,...
- ..1004-2 CONFEDERATION PARKWAY valid lease agreemt conf min\$2100/mth
- We also require lease agreements for subject property
- FULL APPRAISAL REQUIRED

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

Signed by:

Per:

  
The Toronto-Dominion Bank

528322 (0212)