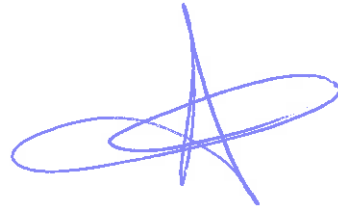


Worksheet Leasing

Suite: PSV2 Tower: 2201 Date: Mar. 27/17 Completed by: Silvi
Ghassan Aldebbek

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 paid at occupancy
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 47,249
- ✓ ● 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



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
GHASSAN Y. A. ALDEBBEH (the "Purchaser")

Suite **2201** Tower **TWO** Unit **1** Level **21** (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 Five Hundred Dollars (\$500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 20 day of march 2017.

Witness:

Purchaser: **GHASSAN Y. A. ALDEBBEH**

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

OREA Ontario Real Estate Association
Form 400
 for use in the Province of Ontario

Agreement to Lease **Residential**

Toronto
Real Estate
Board

This Agreement to Lease is made this 13 day of March, 2017

TENANT (lessee), Nathalie F. Fullerton

LANDLORD (lessor), Gabriel Chagnum Ghassan Al Debbel
 (full legal names of all tenants)
 (full legal names of landlord)

ADDRESS OF LANDLORD

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 #2201 - 510 CURRAN PL. Mississauga L5B 0J8

2. **TERM OF LEASE:** The term shall be for a term of One Year commencing April 1st, 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 Fifty Canadian Dollars (CAD\$ 1,650.00) 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 by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD. (Hereinafter Upon acceptance as otherwise described in this Agreement)

in the amount of Three Thousand Three Hundred

Canadian Dollars (CAD\$ 3,300.00)

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 name-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 Residential

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

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

The Landlord will pay the property taxes, but if the Tenant is accepted 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): NAF

INITIALS OF LANDLORD(S): C.16

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7. **PARKING:** Inclusive Underground (1)

8. **ADDITIONAL TERMS:** Rent includes: Heat, Water, CAC, Bldg. Ins., Comm Elements & Parking

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord's agent) until 6 p.m. on the 13 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 counteroffer, 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 Acknowledgment 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: ombr@colskustigistics.com Email Address: melissawinter@myallego.ca
(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.tb.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 renewed or otherwise terminated.

15. **RESPONSIBILITY:** 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 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 Schedules 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): OMV

INITIALS OF LANDLORD(S): C.I.C.

19 The real estate brokerage, REALTOR and the REALTOR's agent are provided by The Canadian Real Estate Association (CREA) and jointly own estate brokerage's which are members of CREA. Read and/or listen.

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20. ENTIRE 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

_____, do hereby set my hand and seal

(Witness)

(Witness)

(Witness)

(Seal)

DATE 3/13/2017

(Witness)

(Witness)

(Witness)

(Seal)

DATE

(Witness)

(Witness)

(Witness)

(Seal)

DATE

With the Landlord hereby accept the above offer, and agree that the commission together with applicable GST (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

_____, do hereby set my hand and seal

(Witness)

(Witness)

(Witness)

(Seal)

DATE

March 13, 2017

(Witness)

(Witness)

(Witness)

(Seal)

DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the foregoing 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)

(Witness)

(Witness)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all charges both typed and written was finally accepted by all parties at _____ o.m./p.m. on _____ day of _____, 20____.

(Signature of landlord's agent)

INFORMATION ON BROKERAGE(S)	
Using Brokerage	WEST-160 METRO VIEW REALTY LTD. Tel No. (905) 238-8336
	OMAR KANAAN SHAATH
Coop/Tenant Brokerage	ROYAL LEPAGE SIGNATURE REALTY Tel No. (905) 568-2121
	MFI JESSA SIMONFI LJ
(Brokerage / Broker Name)	
(Brokerage / 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.

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.

(Witness)

(Witness)

(Witness)

(Seal)

DATE 3/13/2017

(Witness)

(Witness)

(Witness)

(Seal)

DATE

Address for Service

Address for Service

Tel No.

Tel No.

Landlord's Lawyer

Tenant's Lawyer

Address

Address

Email

Email

Tel No.

FAX No.

Tel No.

FAX No.

FOR OFFICE USE ONLY	
COMMISSION TRUST AGREEMENT	
To: Cooperating Brokerage shown on the foregoing Agreement to Lease.	
In consideration for the Cooperating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction are deposited in the MTS Fund and Regulations of my Real Estate Board that be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as outlined in the MTS Rules and shall be subject to and governed by the MTS Rules pertaining to Commission Trust.	
DATED as of the date of the date of the date of the foregoing Agreement to Lease.	
(Authorized to bind the Landlord's Brokerage)	(Authorized to bind the Cooperating Brokerage)

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Schedule B Agreement of Purchase and Sale

Toronto
Real Estate
Board

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

BUYER, Nafiale E. Fullerton

SELLER, Abdoun Chaghouti Ghassan Al Debbel

for the property known as #2201-510 Curran Pl. Mississauga, ON
L5B 0J8

dated the 13th day of March, 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):

ME

INITIALS OF SELLER(S):

GA



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Form 320

for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

BUYER: Nathalie E. FullertonSELLER: Gabriel Chaghtani Ghassan Al Debbahfor the transaction on the property known as: 2201-510 Curran Pl.Mississauga, ONLSB GR

DEFINITIONS AND INTERPRETATION: 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, "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 representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the Brokerage agrees to co-operate, in consideration of, and on the terms and conditions as set out herein.

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 (REBA 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 2 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, unethical 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 name 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 decisions.

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

03
MAF
BUYER

MS
CO-OPERATING/BUYER BROKERAGE

CK
FOA
SELLER

OS
LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION

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

CO-OPERATING BROKERAGE- COMMISSIONS

- a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property.
 (Commission As Indicated in MLS® information) At Least 6% from the amount paid by the Seller to the Listing Brokerage.
 b) ☒ The Co-operating Brokerage will be paid as follows:
 Half a months rent + HST

Additional comments and/or disclosures by Co-operating Brokerage: (e.g. The Co-operating Brokerage represents more than one Buyer's interest in 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 CREA 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)

ROYAL LEPAGE SIGNATURE REALTY
 (Name of Co-operating/Buyer Brokerage)
 201-30 EGLINTON AVE WEST MISSISSAUGA
 Tel: (905) 568-2121 Fax: (905) 568-2588
 M. Simonelli
 (Authorized to Sign the Co-operating/Buyer Brokerage)
 MELISSA SIMONELLI
 (Print Name of Broker/Salesperson Representative of the Brokerage)

WEST 100 METRO VIEW REALTY LTD.
 (Name of Listing Brokerage)
 129 Fairview Rd W. Mississauga
 Tel: 905-238-8336 Fax: 905
 Omar Kanaan Shaath
 (Authorized to Sign the Listing Brokerage)
 OMAR KANAAN SHAATH
 (Print Name of Broker/Salesperson Representative of the Brokerage)

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

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

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

Signature: *MF*

Date: 3/13/2017

Signature: *ETU2A*

Date: March 13, 2017

(Signature of Buyer)

Date:

(Signature of Seller)

Date:

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Form 410

for use in the Province of Ontario

Rental Application

Residential



I/We hereby make application to rent #2201 - 510 CURRAN PL. Mississauga L5B 0J8
 from the 1 day of April, 2017 at a monthly rental of \$ 1,600.00

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

1. Name Nathalie Elizabeth Fullerton Date of birth 1980-07-04 Sex No. (Optional) _____
 Drivers License No. F9219-58239-05704 Occupation Personal Trainer

2. Name _____ Date of birth _____ Sex No. (Optional) _____
 Drivers License No. _____ Occupation _____

3. Other Occupant Name N/A Relationship _____ Age _____
 Name _____ Relationship _____ Age _____
 Name _____ Relationship _____ Age _____

Do you have any pets? _____ If so, describe _____

Why are you vacating your present place of residence? Closer to place of employment

LAST TWO PLACES OF RESIDENCE

Address 72 Bainington Cres.
Brampton, ON L7A 1G3

From _____ To 2015

Name of landlord None

Telephone _____

Address 151 Eglam Markell Dr.
Brampton, ON L6X 0W2

From 2015 To 2016

Name of landlord Self & Taira

Telephone: (416) 851-6471

PRESENT EMPLOYMENT

Employer Vision 24hr Fitness

Business address 1655 Queensway East #1

Business telephone (905) 276-8961

Position held Personal Trainer

Length of employment 2 years

Name of supervisor Murica

Current salary range: Monthly \$ 4100.00

PRIOR EMPLOYMENT

1. _____

1. _____

1. _____

1. _____

1. _____

1. _____

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SPOUSE'S PRESENT EMPLOYMENT

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

PREVIOUS EMPLOYMENT

1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
 10. _____

Name of Bank: **TD Canada Trust**Branch: **0392**Address: **100 Peel Centre Dr**Chequing Account # **6780573**

Savings Account # _____

FINANCIAL OBLIGATIONS

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

PERSONAL REFERENCES

Name: **Attached** Address: _____
 Telephone: _____ Length of Acquaintance: _____ Occupation: _____
 Name: _____ Address: _____
 Telephone: _____ Length of Acquaintance: _____ Occupation: _____

AUTOMOBILES(S)

Make: **Mazda** Model: **6p** Year: **2010** License No: _____
 Make: _____ Model: _____ Year: _____ License No: _____

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the landlord and/or agent of the landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the landlord and/or agent of the landlord deems appropriate.

The Applicant represents that all statements made above are true and correct. The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental. The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

Reviewed by: **ME** 3/13/2017
 Signature: _____ Date: _____
 Telephone: **(204) 923-1690** Signature of Applicant: _____ Date: _____
 Telephone: _____



Offer Summary Document
For use with Agreement of Purchase and Sale



Form 801
for use in the Province of Ontario

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: 2201-151 Curran Pl Mississauga, ON L4YB 0B8 (the "property")
(include subdivisions and/or legal description)

for an Agreement of Purchase and Sale dated: the 13 day of March 2017 (offer)

This offer was submitted by BROKERAGE: ROYAL LEPAGE SIGNATURE REALTY

SALES REPRESENTATIVE/BROKER: MELISSA SIMONELLI

I/We, _____, have signed an offer for the property.

Designated by: _____ Name of Buyer(s): _____
3/13/2017
Offer signature: _____ Date: _____

This offer was submitted, by email, to the Listing Brokerage at 245 p.m. on the 13 day of March 2017.
(by fax, by email or in person)
In revocable until 10 p.m. on the 13 day of March 2017.

(For Buyer counter offer - complete the following)

I/We, _____, have signed an offer for the property.

Buyer signature: _____ Date: _____
Seller signature: _____ Date: _____

An offer was submitted, to the Listing Brokerage at a.m./p.m. on the day of 2017.
(by fax, by email or in person)
In revocable until a.m./p.m. on the day of 2017.

For Listing Brokerage receiving the offer:

SELLER(S): _____

SELLER(S) CONTACT: _____
(to phone / email / fax)

LISTING BROKERAGE: _____

SALES REPRESENTATIVE/BROKER: _____

This offer was received, by the Listing Brokerage at a.m./p.m. on the day of 2017.
(by fax, by email or in person)

This offer was presented, to the Seller(s) at a.m./p.m. on the day of 2017.
(by fax, by email or in person)

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

Comments: _____

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Rental Application
Residential

Toronto
Real Estate
Board

I/We hereby make application to rent #3201 - 510 CURRAN PL Mississauga L5B 6J8
from the 18 day of March 2017 at a monthly rental of \$1,630.00
to become due and payable in advance on the FIRST day of each and every month during my tenancy.

1. Name FAN WANG Date of birth 30/03/1995 SIN No. (Optional) _____
Drivers License No. M0A18-25909-5533C Occupation _____
2. Name _____ Date of birth _____ SIN No. (Optional) _____
Drivers License No. _____ Occupation _____
3. Other Occupant(s) Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____

Do you have any pets? _____ If so, describe _____
Why are you vacating your present place of residence? _____

LAST TWO PLACES OF RESIDENCE

Address 4102-4070 Confederation Pkwy Address _____
From 01/05/2016 To 17/03/2017 From _____ To _____
Name of landlord YU JING LIN Name of landlord _____
Telephone: 647-894-8286 Telephone: _____

PRESENT EMPLOYMENT

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

PRIOR EMPLOYMENT

Employer _____
Business address _____
Business telephone _____
Position held _____
Length of employment _____
Name of supervisor _____

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SPOUSE'S PRESENT EMPLOYMENT

PRIOR EMPLOYMENT

Employer
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor
 Current salary range: Monthly \$
 Name of Bank Branch Address
 Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

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

PERSONAL REFERENCES

Name Address
 Telephone: Length of Acquaintance Occupation
 Name Address
 Telephone: Length of Acquaintance Occupation

AUTOMOBILE(S)

Make Model Year Licence No
 Make Model Year Licence No

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

The Applicant represents that all statements made above are true and correct. The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental. The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

Signature of Applicant Date
 Signature of Applicant Date
 Telephone: Telephone:

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The Toronto-Dominion Bank

80269425

100 CITY CENTRE DRIVE
MISSISSAUGA, ON L5B 2C9

DATE

2017-03-18

YYYYMMDD

Transit-Serial No.

93-80269425

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100

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

Canadian Dollars

Re for rent agreement unit 2201 psv2**The 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

⑈80269425⑈ ⑆09612⑈004⑆

⑈3808⑈

psv2 2201 - Leasing Fee



Temporary Driver's Licence
Permis de conduire temporaire

OR
OU

Class M 1 Licence - Province of Ontario
de catégorie M 1 - Province de l'Ontario

Effective Date
Date d'entrée en vigueur
2017/02/21

Driver's License No. N° du permis de conduire	Class Cat.	Class Cat.	Exp. Aut.	Height Taille	Sex Sexe	Date of Birth Date de naissance	Date of Expiry Date d'expiration
F9219-58239-05704	G400	000	000	170 cm	F/F	1990/07/04 Yr. Mo. Day	2017/05/22 Yr. Mo. Day

FULLERTON, NATHALIE ELIZA
172 BRINGTON CRESCENT
BRAMPTON
L7A 1G3

Valid with photo licence card
Valide avec une carte-photo

Licence's Signature / Signature du titulaire
This licence must be signed on and carried by the driver.
Ce permis doit être signé et porté par le conducteur.

Off. No.	Off. No.	Issue Date	Serial No.
348	C ON	2017/02/21	70830924

Minister of Transportation
Ministre des Transports

Ontario

Health • Social

NATHALE E FULLERTON

3043 - 013 - 907 - AY

BOYAN (MÉRIE)

1990 - 07 - 04

SEX/SEXE

F

BOYAN

2016 - 02 - 11

EXP/EXP

2020 - 07 - 04

BOYAN

BOYAN

BOYAN

BOYAN

BOYAN

BOYAN

BOYAN

PSV2 2201 First + Last Month's Rent

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: March 14, 2017

RECEIVED FROM: Melissa Simonelli @ Royal LePage Signature

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$3,300.00 (First and Last)

PROPERTY: 510 Curran Place #2201 Mississauga

RECEIVED \$3000 Key Deposit 3/14/17

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

10358 (1215)

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

The Toronto-Dominion Bank

79499447

100 PEEL CENTRE DRIVE
BRAMPTON, ON L6T 4G8

DATE 2017-03-14
www.td.com

Transit-Serial No. 89-79499447

Pay to the
Order of WEST-100 METRO VIEW REALTY

\$ *****3,300.00

THREE THOUSAND THREE HUNDRED**00/100 Canadian Dollars

Authorized signature required for amounts over CAN \$1000.00
Ref 2201 - 510 Curran Pl. (Rent First/Last)

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

Authorized Officer _____ Number _____
Counter Officer _____

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

⑈ 79499447⑈ ⑆ 09612⑈ 004⑈

⑈ 3808⑈

The Toronto-Dominion Bank100 PEEL CENTRE DRIVE
BRAMPTON, ON L6T 4G8

79499449

DATE

2017-03-14

Transit-Serial No.

89-79499449

Pay to the

Order of GHASSAN AL DEBBAH

\$

*****300.00

THREE HUNDRED

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

Re 2201-510 Cummer Pl. Kel/F03

00/100 Canadian Dollars

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

Deposit (refundable)

Authorized Officer

Number

Countersigned

⑈ 79499449 ⑈ ⑆096 ⑆20004⑆

⑈ 3808 ⑈

Key Deposit

Nathale E. Fullerton
72 Banington Cres.
Brampton, ON L7A 1G3

REFERENCES:

Saif & Taita
Previous Landlords
151 Elbern Markell Drive
Brampton, On L6X 0W2
Home: (905) 970-0625
Cell: (416) 854-6471

Relationship: Previous landlords

Melissa Simonelli
Royal LePage Signature Realty Bkrg.
30 Eglinton Ave W Ste. 201
Mississauga, On L5R 3E7
Office: (905) 568-2121
Direct: (647) 226-5600

Relationship: Realtor

Monica
Vision 24hr Fitness
1655 The Queensway East
Mississauga, ON L4X 2Z5
Office: (905) 276-8951

Relationship: Manager for the last 2.5 years at place of employment

credit karma
BETA

Your credit profile

REPORT DATE: Mar 11, 2017 NEXT UPDATE AVAILABLE: Mar 18, 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 a good credit score is

An offer based on your score



American Express® SimplyCash™ Card

Annual fee

\$0

Annual interest rate*

19.99% on purchases, 21.99% on cash advances

Balance transfer intro rate

1.99% for the first 6 billing periods

Balance transfer regular rate*

21.99%*

[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

TORONTO DOMINION BANK Reported: Mar 2, 2017	\$153 Open	
TD CREDIT CARDS	\$4,063	

Public records

This is the history of the public judgments against you that have been reported to your credit reporting agencies through to your report.

As of last time your credit was updated, there were no public records reported to your credit report.

Credit inquiries

When you apply for a new credit line, lenders will request to see your credit report, and it will be added to your report. Having too many credit checks in a short period of time can be a red flag to lenders and that impacts on your credit health in a negative way.

CAPITAL ONE BRANDED GENE
Inquiry made: Mar 30, 2014

BARNA
Inquiry made: July 23, 2003

ROYAL BANK AUTO LOANS
Inquiry made: Apr 1, 2013

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.

Good news! 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 check or overdraft funds.

PERSONAL INFORMATION

NATHALE E FULLERTON
NATHALE NATHALE

EMPLOYMENT INFO

OLD SCHOOL LOUNGE

ADDRESSES REPORTED

72 BANINGTON CRES
BRAMPTON, ON L7A 1G3

151 ELBERN MARKELL DR
BRAMPTON, ON L6X 0W2

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Temporary Driver's Licence
Permis de conduire temporaire

OR
OU

Class E1 Licence - Province of Ontario
de catégorie E1 - Province de l'Ontario

Effective Date
Date d'entrée en vigueur
2017/02/21

Driver's Licence No. N° du permis de conduire	Class Cat.	Dist. Rég.	Sex Sexe	Height Taille	Sex Sexe	Date of Birth Date de naissance	Date of Expiry Date d'expiration
F9219-58239-05704	G***	***	***	170 cm	F/F	1990/07/04 Y/M/D	2017/05/22 Y/M/D

FULLERTON, NATALIE, ELIZABETH E
72 BARNINGTON CRESCENT
BRAMPTON
L7A 1G3

Valid with photo licence card
Valable avec une carte-photo

Licencee's Signature / Signature du titulaire
The licensee must sign the card and carry it with the licence
Le titulaire doit signer la carte et l'emporter avec le permis

OS No.	Op No.	Issue Date	Issue No.
348	C ON	2017/02/21	70630924

Minister of Transportation
Ministre des Transports



CONDITIONAL MORTGAGE APPROVAL CONFIRMATION

12DEC2016

MR GHASSAN Y A ALDEBBEH
3-3593 KARIYA DR
MISSISSAUGA, ON, L5B3J4

We have good news! Based on your credit application on 12DEC2016, you have received a conditional approval for a residential mortgage. Details of the conditional approval are as follows:

Approved Mortgage Loan Amount:	218,330.00
Annual Interest Rate ¹ :	2.15
Posted/Prime Rate:	3.14
Rate Discount:	0.99
Term ² :	24 MONTHS
Amortization:	360 MONTHS
Conditional Approval Expiry Date:	07MAY2017
Reference Number:	3307890

This conditional approval offer will be subject to the following **Standard Conditions**:

- Confirmation of employment with annual income of 364,637.16 ³ as stated on your credit application.
- Property appraisal with a minimum value of 311,900.00 ⁴.
- There is no material change to the financial information provided in your credit application.

This conditional approval offer will be subject to the following **Specific Conditions**, as applicable, in addition to the **Standard Conditions** for the following mortgage applications:

Purchasing a Home:

- Purchase agreement with a purchase price no higher than 311,900.00.
- Confirmation of down payment in the amount of 93,570.00 ⁵.

Important: We recommend that you do not waive any financial conditions on your Purchase agreement based on this Conditional Mortgage Approval Confirmation until we receive the requested documents and provide final approval.

Refinancing an existing HSBC mortgage:

- Title search confirming no charges registered after the existing HSBC Bank Canada mortgage.

Refinancing a mortgage held at another financial institution:

- No further Specific Conditions.

All required documents must be submitted to HSBC Bank Canada no later than 7 business days prior to the date the funds are required. New mortgages registered in the amount of \$1,500,000.00 CAD or more must be prepared and registered by an HSBC Bank Canada approved lawyer.

If you have further questions, we're happy to help – speak to a mortgage specialist at 1-866-609-4722.

Yours Truly,

HSBC Bank Canada Representative

Issued by HSBC Canada Bank

¹ Annual Interest Rate is Posted/Prime Rate minus Rate Discount. For fixed rate terms, the rate is compounded semi-annually, not in advance. For variable rate terms, the rate is compounded at the same frequency as your regular mortgage payments, not in advance. For example, if the regular mortgage payments are monthly, HSBC Bank Canada will compound interest monthly.

² If you choose a term less than 5 years, you must qualify using the Bank of Canada Benchmark rate. For more information, please visit the Bank of Canada website at www.bankofcanada.ca.

³ Income is based on gross annual (pre-tax) income. Please contact an HSBC Bank Canada Representative for acceptable forms of employment and income confirmation.

⁴ HSBC Bank Canada will order a property appraisal once all other requested documents have been received and verified. The appraisal must meet HSBC Bank Canada requirements.

⁵ You are to provide documents confirming the origin and ownership of the down payment prior to the funding date. Origin and ownership of down payment must meet HSBC Bank Canada requirements.