

## Worksheet Leasing

Suite: 2804 Tower: PSV 2 Date: March 23/17 Completed by: Iurn  
Sofiane Bourenane

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust +
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment<sup>s</sup> payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$1695.
- ☒ Agreement must be in good standing. Funds in Trust: \$ 30,090.00
- ☒ 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

**Note:**

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

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## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

**SOFIANE BOURENANE** (the "Purchaser")

Suite **2804** Tower **TWO** Unit **4** Level **27** (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 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 25<sup>th</sup> day of February 2017 <sup>SB</sup>

Witness:

Purchaser: **SOFIANE BOURENANE**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 28 day of February 2017 <sup>SB</sup>

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

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation



Schedule  
Agreement to Lease – Residential



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

TENANT (Lessee), ALEX FOSTER  
LANDLORD (Lessor), SOFIANE BOURENANE, and  
for the lease of STD CUBAN PL # 2804  
Agreement to Lease dated MARCH 11, 2017

Tenant agrees to provide pertinent information on Tenant's Application Form attached hereto to the Landlord for the purpose of credit check, if required.

Tenant submits herewith a pay stub for the Landlord's reference.

Tenant and Landlord agree that any accepted Offer to Lease shall form a completed lease and no other lease will be signed between the parties.

The said rental premises shall be tenanted only by the following person(s):

- ALEX FOSTER CHRISTINA FOSTER
- MONICA FOSTER

Tenant agrees to provide the Landlord with post-dated cheques for the stated rent payable to the Landlord at the beginning of each yearly term, to cover those months not provided for by the deposit.

Tenant agrees to pay the Landlord a service charge for Fifty Dollars (CDN \$50.00) for each and every cheque, which the Tenant's bank or depository refuses to honour.

Tenant shall acquire Content and Personal Liability Insurances to cover the term of the lease and any extension thereof and shall provide the Landlord or his Agent with the name of the Insurance Company along with the policy number prior to keys being release to Tenant for the said property.

Tenant covenants and agrees that neither Tenant nor Tenant's guests will smoke in the rented premises. In the event this stipulation is breached the Tenant agrees to indemnify the Landlord from any and all damages and losses suffered consequently therefrom.  
Initials of Tenant(s): af

Tenant agrees that no pets will be allowed in or on the rented premises. In the event this stipulation is breached the Tenant agrees to indemnify the Landlord from any and all damages and losses suffered consequently therefrom.  
Initials of Tenant(s): af

Continued on next page...

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

INITIALS OF TENANT(S): af

INITIALS OF LANDLORD(S):



Schedule  
Agreement to Lease – Residential



DocuSign Envelope ID: E46C50F4-EEC9-407B-80A6-140F68445ACE

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

TENANT (Lessee), ALEX FORTIN,  
LANDLORD (Lessor), SOFIANE BOURGAINNE,  
for the term of SID CURRAN FL #2804,  
Agreement to Lease dated MARCH 11, 2017

, and

Continued from previous page:

Tenant covenants and agrees that cable television, Internet, telephone utilities are the responsibility of the Tenant and warrants that any of the above utility accounts that are due for a period will be paid in full on or before vacating the said premises.

Tenant agrees not to make any changes or alterations to the property without the written permission of the Landlord.

Tenant shall leave the premises including appliances in a clean and move-in condition and have broadloom shampooed by a professional carpet cleaning company at the end of the term of the lease or extension thereof.

Tenant covenants to maintain, keep and leave the premises in an orderly state of cleanliness and to repair any damage caused to the premises by his/her wilful or negligent conduct or that of persons who are permitted on the premises by the Tenant, except to reasonable wear and tear.

Tenant is responsible for the total replacement cost of keys, entrance card and any electronic devices or garage door opener during the lease term or any extension thereof in the event the said items are lost, stolen, or damaged and for any additional related costs as demanded by the concerned Condominium Management office.

Tenant will not assign or sublet the premises without the Landlord's written permission, such permission not to be arbitrary or unreasonably withheld

Tenant shall notify the Landlord in writing of his/her intentions to renew or not, no later than sixty (60) days prior to the termination of the term of the lease.

Tenant understands and agrees that during the Sixty (60) days prior to the expiry of the Lease Term, the Landlord or his/her agent shall be permitted access to the said leased premises for the purpose of inspection or showing to prospective new Tenants or Buyers, should notice be given by Tenant of his/her intention to sell the property. It is understood that the Tenant shall be given reasonable notice, verbally or in writing, but not exceed twenty-four (24) hours by the Landlord or his Agent prior to exercising of this right to access. Tenant agrees to cooperate with the Landlord in providing such access.

Tenant agrees to pay a refundable deposit of Two Hundred Dollars (CDN \$200.00) for the items stated below and covenants with the Landlord, upon the termination of the Lease pursuant to the terms of the Residential Tenancies Act, to deliver up possession of the premises to the Landlord or his/her authorized agent, and further to surrender all keys and entrance devices relating to the premises entrance doors or other doors to the building, mailbox keys, electronic garage door cards, and any other entrance device to the premises of the building. Deposit is to be refunded upon satisfactory return of the above stated items.

Tenant shall comply with all By-laws of the Condominium Corporation. Tenant shall be responsible for any fines or assessments levied against the Landlord by the Condominium Corporation due to his or his guest's violations of the said By-laws.

Tenant acknowledges the Condominium Corporation can and may eliminate any recreational facilities or part thereof at anytime without notice to Tenant and in such circumstances the Tenant will not claim and/or receive a rent reduction or abatement for the same.

Continued on next page... Page 2  
This page must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S): AF INITIALS OF LANDLORD(S):

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Schedule Agreement to Lease – Residential



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

TENANT (Lessee), ALEX FOSTER  
LANDLORD (Lessor), SOTIANE BOURENANE  
for the lease of SID CURRAN PL #2804  
Agreement to Lease dated MARCH 11, 2017

, and

Continued from previous page:

Landlord shall pay real estate taxes, condominium common maintenance fees, and maintain fire insurance on the premise. Tenant acknowledges that the Landlord's fire insurance on the premises provides no coverage to the Tenant's property.

Landlord shall provide for the use by the Tenant during the lease term, the following appliances: fridge, stove, dishwasher, clothes washer, clothes dryer and window coverings. Landlord represents and warrants that the appliances listed will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a clean and good state of repair. Tenant agrees to pay up to fifty dollars (CDN \$50.00) on each occurrence for any minor repairs required by the Landlord's appliances, plumbing, electrical equipment through normal usage or accidental damage, commencing twenty (20) days after occupancy date.

The Landlord shall not in any event whatsoever be liable for or responsible for any personal injury or death that may be suffered or sustained by the Tenant or any member of the Tenant's family, his/her guests, or to any other person while such property on the rented premises.

In the event of any breakdown of electrical, mechanical, heating or plumbing system, the Landlord has received no payment of rent, it shall be presumed that the Tenant has abandoned the rented premises and the Landlord shall be entitled to, and may take, immediate possession of the rented premises.

In case of default or breach of any terms of the Lease by the Tenant, the Landlord may at his/her sole discretion terminate the Lease immediately and the deposit and all advanced rental payments paid by the Tenant shall be forfeited to the Landlord.

The Acceptance of this Office to Lease is conditional upon allowing the Landlord or his Agent Two (2) business days not including weekends and statutory holidays from the date of Confirmation of Acceptance for verification of information contained in the Tenant Application and other forms submitted. If verification of information is unsatisfactory, the said deposit shall be returned in full without deductions to the Tenant. If verification of information is satisfactory then this condition shall be allowed to lapse at the end of two (2) business days and the Agreement becomes binding on the Landlord. This condition is for the benefit of the Landlord.

For all purposes of this notice, the terms "banking days" or "business days" shall mean any day, other than Saturday, Sunday, or statutory holiday in the Province of Ontario.

The Tenant agrees to provide a CERTIFIED deposit cheque or BANK DRAFT, payable to Sam McDadi Real Estate Inc., Brokerage, to be held in trust within ONE (1) business day, of the time registered in the Confirmation of Acceptance in the Agreement of Lease, or, as otherwise stated in the Agreement of Lease.

The Brokerage names 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.

Continued on next page...

Page 3

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

INITIALS OF TENANT(S):

DS  
RF

INITIALS OF LANDLORD(S):



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Sam McDadi Real Estate Inc.

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www.Reagency.ca

Revised 2008

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Schedule Agreement to Lease – Residential



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## Schedule Agreement to Lease – Residential



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

TENANT (Lessee), **ALEX FOSTER**  
LANDLORD (Lessor), **SOFIANE BOUREMANE**  
for the lease of **510 CURRAN PL #2804**  
Agreement to Lease dated **MARCH 11, 2017**

, and

Continued from previous page:

In accordance with the Federal Privacy Act (PIPEDA), upon acceptance of this attached agreement, all parties to this transaction consent to the publication and distribution of the sale price of this property, before and after the closing. The Listing Brokerage and the Co-operating Brokerage and their Sales Representative are authorized to advertise and disclose the sale price to their realtors and to the public, while conducting and promoting their daily real estate activities.

The parties acknowledge that information provided by any real estate salesperson or real estate broker or real estate brokerage shall not be construed as expert legal advice, tax advice, advice on zoning changes, engineering advice or environmental advice and the parties acknowledge that the salesperson, broker or brokerage has advised that the parties seek independent professional advice on any of the above matters and concerns.

If applicable, the Tenant expressly acknowledges that neither the Landlord, Listing Broker, nor the Co-operating Broker makes any representation, implicitly or explicitly, that a legal separate dwelling exists on the property. The Tenant further acknowledges that the basement apartment located at the Property may not comply with all relevant applicable fire code and hydro retrofit requirements, zoning By-laws, Provincial and Municipal By-laws and regulations. The Tenant agrees to complete this Agreement notwithstanding such non-compliance and waives his/her right to make any requisitions with respect to same.

The Seller and Buyer hereby consent to the Listing Brokerage advertising or otherwise marketing the subject property before or after the completion of this transaction. The Seller and Buyer acknowledge this permission includes, but is not limited to, the use of photographs of the subject property, the sale price or the percentage of list to sale price of this Agreement

Page 4

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

INITIALS OF TENANT(S):

DS  
AF

INITIALS OF LANDLORD(S):



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Sam McDaniel Real Estate Inc.

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www.Reagency.ca

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Revised 2008

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Agreement to Lease  
Residential

Toronto  
Real Estate  
Board

Form 400 for use in the Province of Ontario

This Agreement to Lease dated this 11th day of March 2017

TENANT (Lessee), Alex Foster  
(Full legal names of all Tenants)

LANDLORD (Lessor), Sofiane Bourenane  
(Full legal name of Landlord)

ADDRESS OF LANDLORD  
(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 PI #2804 Mississauga L5B0J8

2. TERM OF LEASE: The lease shall be for a term of 1 Year commencing 04-01-2017

3. RENT: The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of  
Two Thousand One Hundred Canadian Dollars (CDN\$ 2,100.00).  
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  
(Hereby/Upon acceptance/as otherwise described in this Agreement)  
by negotiable cheque payable to SAM MCDADI REAL ESTATE INC "Deposit Holder"  
in the amount of Four Thousand Four Hundred

Canadian Dollars (CDN\$ 4,400.00) 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 key, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<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):

AF

INITIALS OF LANDLORD(S):

SB



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7. PARKING:  
1 Parking and 1 Locker

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7. **PARKING:**

1 Parking and 1 Locker

8. **ADDITIONAL TERMS:**

Tenant agrees to provide an extra months rent ( \$2100) on or before 15 days of the 1st month's rent

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement.

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until March 20, 2017 day of March, 2017. If this offer is not accepted, all monies paid thereon shall be returned to the Tenant without interest or

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Land Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant (multiple representation), the Brokerage shall not be appointed as agent for the Landlord for the purpose of giving and receiving notices. Any notice relating to any provision contained herein and in any Schedule hereto, this offer, any counter-offer or any provision pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be delivered to the Address for Service provided in the Acknowledgement below, or will be transmitted electronically to that facsimile number or email address, respectively, in written form or be original.

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



SIGNED, SEALED AND DELIVERED in the presence of: \_\_\_\_\_ IN WITNESS whereof I have hereunto set my hand and seal:

We/1 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.

**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and

**INFORMATION ON BROKERAGE(S)**

## ACKNOWLEDGEMENT

Address for Service..... Tel.No..... Landlord's Lawyer..... Address..... Email..... Tel.No..... FAX No.....	Address for Service..... Tel.No..... Tenant's Lawyer..... Address..... Email..... Tel.No..... FAX No.....
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WEBForms® Mar/2015

**CREA** Ontario Real Estate Association

### Confirmation of Co-operation and Representation

**Toronto  
Real Estate  
Board**

Form 320 for use in the Province of Ontario

DocuSign Envelope ID: 8FBA8718-FF68-472B-9F08-B2EC5A5140C8



# Confirmation of Co-op and Representation

**Form 320** for use in the Province of Ontario

**BUYER:** Alex Foster

**SELLER:** Sofiane Bourenane

For the transaction on the property known as: 510 Curran Pl #2804

For the purposes of this Confirmation of Co-operation and Representation, "Seller" includes a vendor, a lessor, a licensor, a grantor, a transferor, a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease

The following information is confirmed by the undersigned salesperson/broker representative involved in the transaction, the brokerages agree to co-operate, in consideration of

**DECLARATION OF INSURANCE:** The undersigned salesperson/broker represent insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002)

## 1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction
- 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)
- 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer

- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a transaction involving the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage shall not disclose the interests of the Seller and the Buyer in this transaction. The Listing Brokerage, including a requirement to disclose all factual information about the property, shall not disclose:

- That the Seller may or will accept less than the listed price, unless
- That the Buyer may or will pay more than the offered price, unless
- The motivation of or personal information about the Seller or Buyer, information applies, or unless failure to disclose would constitute fraud
- 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

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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  
Halfs Month Rent  
..... 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 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)

<b>RIGHT AT HOME REALTY INC.</b> (Name of Co-operating/Buyer Brokerage) <b>7045 EDWARDS BLVD, STE 401 MISSISSAUGA</b> Tel: (905) 565-9200 Fax: (905) 565-6677 Date: 03-11-17 (Authorized to bind the Co-operating/Buyer Brokerage) <b>DARREN JAVID KHAN</b> (Print Name of Broker/Salesperson Representative of the Brokerage)	<b>SAM MCDADI REAL ESTATE INC</b> (Name of Listing Brokerage) <b>110 - 5805 Whittle Rd Mississauga</b> Tel: 905-502-1500 Fax: 905-502-1501 Date: 03-14-2017 (Authorized to bind the Listing Brokerage) <b>ALVIN TUNG</b> (Print Name of Broker/Salesperson Representative of the Brokerage)
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CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

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

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

<div>Read, received, read, and understand the above information.</div> <div> (Signature of Buyer)</div> <div>Date: 03-11-17</div>	<div> (Signature of Seller)</div> <div>Date: 03-14-2017</div>
--	--

**The Toronto-Dominion Bank**

80047941

2993 WESTOAK TRAILS BOULEVARD  
OAKVILLE, ON L6M 5E4

DATE

2017-03-23  
YYYYMMDD

Transit-Serial No.

3125-80047941

Pay to the

Order of Amacon City Centre Seven New Development

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

~~\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE\*\*\*\*\*00/100 Canadian Dollars~~  
Authorized signature required for amounts over CAD \$5,000.00Re Leasing administration fees PSV2 Suite 2804**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

⑈80047941⑈ ⑆09612⑈004⑆

⑈3808⑈

Received by elvan  
March 23, 2017



● 2019 年 12 月 1 日，中国银保监会发布《关于规范商业银行互联网贷款业务的通知》，规定商业银行互联网贷款业务应当符合以下要求：(1) 商业银行应当依法合规开展互联网贷款业务，不得以互联网贷款为名从事其他金融业务；(2) 商业银行应当建立健全互联网贷款业务管理制度，明确业务定位、发展策略、组织架构、风险管理、内部控制、消费者权益保护等；(3) 商业银行应当加强互联网贷款业务合作机构管理，合作机构应当符合以下条件：具有合法资质、具备相应业务能力、具有良好的信用记录和风险控制能力；(4) 商业银行应当加强互联网贷款业务风险管理，建立健全互联网贷款业务风险管理制度，明确风险识别、评估、监测、预警、处置等要求；(5) 商业银行应当加强互联网贷款业务消费者权益保护，建立健全互联网贷款业务消费者权益保护制度，明确消费者权益保护要求；(6) 商业银行应当加强互联网贷款业务信息披露，建立健全互联网贷款业务信息披露制度，明确信息披露要求；(7) 商业银行应当加强互联网贷款业务数据安全管理，建立健全互联网贷款业务数据管理制度，明确数据安全要求；(8) 商业银行应当加强互联网贷款业务系统安全管理，建立健全互联网贷款业务系统安全管理制度，明确系统安全要求；(9) 商业银行应当加强互联网贷款业务合规管理，建立健全互联网贷款业务合规管理制度，明确合规要求；(10) 商业银行应当加强互联网贷款业务内部审计，建立健全互联网贷款业务内部审计制度，明确内部审计要求；(11) 商业银行应当加强互联网贷款业务外部审计，建立健全互联网贷款业务外部审计制度，明确外部审计要求；(12) 商业银行应当加强互联网贷款业务监管配合，建立健全互联网贷款业务监管配合制度，明确监管配合要求；(13) 商业银行应当加强互联网贷款业务其他管理，建立健全互联网贷款业务其他管理制度，明确其他管理要求。

PSV2 2804 - First + last month's rent

510 Curran PI 2804 - Deposit

1-11-1



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

**The Toronto-Dominion Bank** 80321138

2580 HURONTARIO STREET  
MISSISSAUGA, ON L5B 1N5

DATE 2017-03-16  
YYYYMMDD

Transit-Serial No. 64-80321138

Pay to the Order of SAM MCDADI REAL ESTATE INC. \$ \*\*\*\*\*4,400.00

\*\*\*FOUR THOUSAND FOUR HUNDRED\*\*\*\*\*00/100 Canadian Dollars  
Authorized signature required for amounts over CAD \$5,000.00

Re The Toronto-Dominion Bank Authorized Officer [Signature] Number \_\_\_\_\_  
Toronto, Ontario  
Canada M5K 1A2  
Countersigned

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

⑈80321138⑈ ⑆09612⑈004⑆

⑈3808⑈

  
**SAM MCDADI**  
REAL ESTATE INC., BROKERAGE  
MCDADI.COM

5805 Whittle Road,  
# 110 & 111  
Mississauga, Ontario,  
Canada L4Z 2J1

Date:

3/16/2017

\$ 4400

Received From:

Deven Khan

Four Thousand Four Hundred

 Dollars

For: 2804-510 Curran Place

Received by:

[Signature]



**ROLL FORMING MACHINE & DIE MFG. CO. LTD.**  
209 WILKINSON ROAD, BRAMPTON, ONTARIO L6T 4M2  
TEL: (905) 796-5885 FAX: (905) 796-5471

March 13, 2017

To Whom It May Concern:

Alex Foster has been a valued contractor for the last two years at Roll Forming Machine & Die Mfg. Co. Ltd. and has annual work for approximately \$90,000.00 a year.

Sincerely

Peter Miskolczi  
President  
Roll Forming Machine & Die Mfg. Co. Ltd.





3/23/2017

Equifax Personal Solutions: Credit Reports, Credit Scores, Protection Against Identity Theft and more



Equifax Credit Report and Score™ as of 03/23/2017

Name: Alex Foster

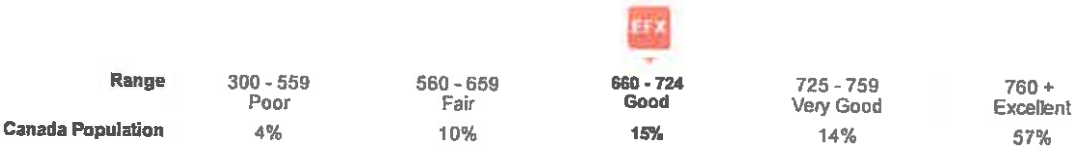
Confirmation Number: 308885628

Credit Score Summary

663 | Good

Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score good. Based on this score, you should be able to qualify for credit with average interest rates and offers.



What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

- Number of revolving trades with high utilization in last 6 months.
- Number of telco inquiries in the last 12 months
- Number of satisfactory bank revolving trades in last 24 months.

Your Loan Risk Rating

663 | Good

Your credit score of 663 is better than 15% of Canadian consumers.  
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

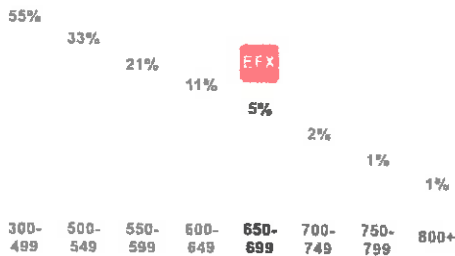
The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a moderate risk. You may not qualify for credit with all lenders. When you do qualify for credit, you may pay higher interest rates and be subject to more restrictive loan terms than those with higher scores. If you're in the market for credit, this is what you might expect:

- You may not qualify for high credit limits on your credit card.
- You are likely to pay higher interest rates on all types of loans than those with higher scores.
- The loan terms you receive may be somewhat restrictive

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.

Delinquency Rates\*



\* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data

Name Alex Foster  
SIN. 493XXX418  
Date of Birth: 1963-06-XX

Current Address

Address, 155 HILLCREST #1012  
MISSISSAUGA, ON  
Date Reported: 2016-05

Previous Address

Address 155 HILLCREST #215  
MISSISSAUGA, ON  
Date Reported: 2010-05 2011-02

Current Employment

Employer: INDEPENDANT ENGINEER  
SERVICES

Previous Employment

Employer: INDEPENDANT  
ENGINEER SERVICES  
Occupation: ELECTRICAL ENGINEER

Occupation:

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

BANK OF MONTREAL M C

Phone Number:	(800)263-2263	High Credit/Credit Limit.	\$1,200.00
Account Number:	XXX...305	Payment Amount:	\$23.00
Association to Account:	Individual	Balance:	\$793.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened.	2012-06	Date of Last Activity.	2017-02
Status:	Paid as agreed and up to date	Date Reported.	2017-02
Months Reviewed:	57		
Payment History:	01 payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History.	One payment past due ( 2015-02 )		
Comments:	Monthly payments Amount in h/c column is credit limit		

FIDO

Phone Number:	(888)288-2106	High Credit/Credit Limit:	
Account Number:	XXX...357	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$396.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2004-09	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	72		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

CAPITAL ONE BANK

Phone Number:	(800)728-3277	High Credit/Credit Limit:	\$2,700.00
Account Number:	XXX...697	Payment Amount:	\$43.00
Association to Account:	Individual	Balance:	\$2,186.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2006-11	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	72		
Payment History:	01 payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	One payment past due ( 2014-12 )		
Comments:	Monthly payments Amount in h/c column is credit limit		

CAPITAL ONE HBC

Phone Number:	(866)640-7858	High Credit/Credit Limit:	\$6,500.00
Account Number:	XXX...537	Payment Amount:	\$15.00
Association to Account:	Individual	Balance:	\$547.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2016-10	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	05		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	\$2,500.00
Account Number:	XXX...513	Payment Amount:	\$25.00
Association to Account:	Individual	Balance:	\$1,393.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2007-12	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	72		
Payment History:	02 payments 30 days late 01 payments 60 days late No payment 90 days late		
Prior Paying History:	Two payments past due ( 2015-04 ) One payment past due ( 2015-03 ) One payment past due ( 2015-02 )		
Comments:	Monthly payments Amount in h/c column is credit limit		

SCOTIABANK VISA

Phone Number:	(800)387-6508	High Credit/Credit Limit:	\$5,000.00
Account Number:	XXX...891	Payment Amount:	\$92.00
Association to Account:	Individual	Balance:	\$3,042.00

3/23/2017

Equifax Personal Solutions: Credit Reports, Credit Scores, Protection Against Identity Theft and more

No payment 60 days late  
No payment 90 days late

Prior Paying History

Comments: Account paid  
Deferred payment plan

HSBC RETAIL SERVICES

Phone Number:	(514)257-4000	High Credit/Credit Limit:	\$2,500.00
Account Number:	XXX...467	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2013-03	Date of Last Activity:	2013-08
Status:	Paid as agreed and up to date	Date Reported:	2013-08
Months Reviewed:	05		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account Closed Transferred or sold		

HOME TRUST VISA

Phone Number:	(877)903-2133	High Credit/Credit Limit:	\$5,001.00
Account Number:	XXX...170	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2010-10	Date of Last Activity:	2011-12
Status:	Paid as agreed and up to date	Date Reported:	2012-10
Months Reviewed:	20		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account paid		

TD AUTO FINANCE CAN

Phone Number:	(800)832-3321	High Credit/Credit Limit:	\$22,108.00
Account Number:	XXX...315	Payment Amount:	\$498.00
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2009-10	Date of Last Activity:	2012-06
Status:	Paid as agreed and up to date	Date Reported:	2012-07
Months Reviewed:	18		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Auto		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3908

Public Records and Other Information

Bankruptcy

3/23/2017

Equifax Personal Solutions: Credit Reports, Credit Scores, Protection Against Identity Theft and more

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.

(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2016-12-03	BELL CANADA (800)730-7121
2016-11-19	VISA DESJARDINS (800)363-3380
2016-01-04	UNITY MORTGAGE (289)296-7123
2015-07-06	UNITY MORTGAGE (289)296-7123
2015-04-27	BELL CANADA (800)730-7121
2015-03-12	UNITY MORTGAGE (289)296-7123
2015-03-02	NATL LEASING GROUP
2014-05-01	(204)954-9000 INTLUSA 326PL00762
	MANHEIM

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2017-02-22	SERV. CARTES DESJ. (Phone Number Not Available)
2017-02-14	BANK OF MONTREAL (877)304-4121
2017-02-05	EQUIFAX PERSONAL SOL (800)871-3250
2017-02-01	TDFS RETAIL CARDS (800)832-3321
2017-01-24	BEST BUY CANADA (250)472-2326
2017-01-10	CAPITAL ONE (800)481-3239
2017-01-10	TDCT (866)222-3456

**CENTUM Trinity HomeLoans Inc.** 377 Burnhamthorpe Road East, Unit 4B, Central Parkway Mall, Mississauga, Ontario, L5A 3Y1  
Bus: 905-232-5530 Fax: 905-232-5540 Web: [www.Centum.ca/Trinityhomeloans](http://www.Centum.ca/Trinityhomeloans) Each Office Independently Owned and Operated, FSCO Lic: 12064



Blaney McMurtry LLP | Lawyers ① 416-593-1221  
2 Queen Street East | Suite 1500  
Toronto, Ontario M5C 3G5 ② Blaney.com

Tammy A. Evans  
416.593.2986  
tevans@blaney.com

August 24, 2016

Delivered via Registered Mail

Sofiane Bourenane  
2487 Confederation Parkway  
Mississauga, Ontario  
L5B 1S1

Dear Sir or Madam:

Re: Amacon Development (City Centre) Corp. sale to  
Sofiane Bourenane  
Dwelling unit 4 Level 27  
Suite 2804, 510 Curran Place, Mississauga, Ontario  
PSV2

We are the solicitors for the Vendor, Amacon Development (City Centre) Corp.

In accordance with Paragraph 2 (a) of the Agreement of Purchase and Sale and Paragraph 3 of the TARION Statement and Addendum, we are pleased to advise that your Firm Occupancy Date is February 8, 2017, subject to the Vendor's rights of acceleration and extension as set out in the Agreement of Purchase and Sale and TARION Statement and Addendum.

The Vendor will be contacting you directly to arrange for the TARION Pre-Delivery Inspection.

If you have not already provided your solicitor's contact information please provide immediately in writing to our office.

Pursuant to paragraph 20 of the Agreement of Purchase and Sale, please forward current dated written confirmation of mortgage pre-approval within 10 days of the date of this letter directly to the Vendor at [infoTO@amacon.com](mailto:infoTO@amacon.com).

All other terms and conditions of the Agreement of Purchase and Sale to remain the same and time to continue to be of the essence.

Yours very truly,  
Blaney McMurtry LLP

  
Tammy A. Evans

Partner  
TAE/sk

cc: client



TRINITY HOMELOANS INC.

Nov.-27-16

Sofiane Bourenane  
2487 Confederation Parkway.  
Mississauga, ON., L5B 1S1

Dear Sofiane

We're pleased to provide you with a mortgage pre-approval for the subject property. Based on the information provided, your mortgage pre-approval is as follows:

SUBJECT PROPERTY:	Amacon Development (City Centre) Corp. Unit,4 Level,27 Suite 2804
OCCUPANCY DATE:	Feb.08 2017
ANTICIPATED CLOSING DATE:	(final Closing date to be set by the Builder).
PURCHASE PRICE:	\$366,900.00
DOWN PAYMENT:	\$91,725.00 (Minimum 25%).
MORTGAGE LOAN AMOUNT:	\$275,175.00 (Maximum 75%).
FIXED INTEREST RATE:	3.49% Per Annum, calculated semi-annually not in advance.
MORTGAGE TERM:	3 Years, Fixed Rate
AMORTIZATION:	30 Years
MORTGAGE TYPE:	Closed
MONTHLY PAYMENT:	\$1232.78
PREPAYMENT OPTION:	(Standard prepayment, subject to mortgage terms and conditions).
LENDER/APPRaisal FEES:	Tier 1 or Tier 2 Lender. (To be set at time of Funding/Closing).
RATE HOLD EXPIRY:	120 Days (Maximum).

STANDARD CONDITIONS: Subject to income and down payment Verification, satisfactory credit and property appraisal reports, borrower meeting Lender and mortgage insurer guidelines and no changes in the assets and liabilities of the Borrower, the accuracy of information and documentation provided to Lender. The Lender reserves the right to cancel this pre-approval at any time without further notice to Borrower. Please note that above rate is guaranteed for 120 days and may be higher or lower at the time of final closing. We thank you for this opportunity to assist you for your mortgage financing needs.

Please contact me if there are any additional questions or concerns.

Sincerely,

Rosie Dowhey, LIC: M08008648. Direct Line: 416-726-3031

CENTUM Trinity HomeLoans Inc. 377 Burnhamthorpe Road East, Unit 4B, Central Parkway Mall, Mississauga, Ontario, L5A 3Y1  
Bus: 905-232-5530 Fax: 905-232-5540 Web: [www.Centum.ca/Trinityhomeloans](http://www.Centum.ca/Trinityhomeloans) Each Office Independently Owned and Operated. FSCO Lic: 12064