

Worksheet

Leasing

Suite: 3106 Tower: BVA Date: July-18 Completed by: _____

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 Aird and Berlis LLP in Trust
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☒ Agreement must be in good standing. Funds in Trust: \$ 64,928.35
- ☒ Copy of Tenant's ID
- ☒ Copy of Tenant's First and Last Month Rent
- ☒ Copy of Tenant's employment letter or paystub
- ☒ Copy of Credit Check
- ☐ Copy of the Purchasers Mortgage approval
- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:



KAMAL JUMA KHAWAJA

NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS A VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL
03952 - BOVAIRD AND CONESTOGA
BRAMPTON, ON

5560 0941 3 27-43248

2017 07 10

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF
PAYEZ A
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****1,695.00

THE SUM OF
LA SOMME DE

*****ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS
DOLLARS CANADIENS CAD

NOT OVER / NE DOIT PAS EXCEDER \$5,000

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCEDER CINQ MILLE DOLLARS

TO
TIRE:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

PSV2 #3106

VAK

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈556009413⑈ ⑆09502010⑆ 03952 2743248⑈

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
JIHAN KHAWAJA and KAMAL JUMA SHABAN KHAWAYA (the "Purchaser")

Suite **3106** Tower **TWO** Unit **6** Level **30** (the "Unit")

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

Insert:

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

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 10 day of July 2017.

Aperovic

Witness:

Aperovic

Witness:

Jihan

Purchaser: **JIHAN KHAWAJA**

Kamal Khawaja

Purchaser: **KAMAL JUMA SHABAN KHAWAYA**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 10 day of July 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

[Signature]

Authorized Signing Officer
I have the authority to bind the Corporation



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: 3106-510 Curran Place Mississauga L5B 0J8 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 25 day of March, 2017 ("offer")

This offer was submitted by: **BROKERAGE: RIGHT AT HOME REALTY INC.**

SALES REPRESENTATIVE/BROKER: ARHAM NAQI

I/We, Tessa Box



Name of Buyer(s)

March 25, 2017

Buyer signature

Dated

Buyer signature

Dated

, have signed an offer for the property.

This offer was submitted, by email

(by fax, by email or in person)

to the Listing Brokerage at 11:00

p.m.

on the 25

day of

March

2017

Irrevocable until 3:00

p.m.

on the 26 day of March

2017

(For Buyer counter offer - complete the following)

I/We, Tessa Box

Name of Buyer(s)

, have signed an offer for the property.

Buyer signature

Date

Buyer signature

Date

An offer was submitted,

(by fax, by email or in person)

to the Listing Brokerage at

a.m./p.m. on the

day of

, 2017

Irrevocable until

a.m./p.m. on the

day of

2017

For Listing Brokerage receiving the offer:

SELLER(S): Jihan Khawaja

SELLER(S) CONTACT:

(i.e. phone / email / fax)

LISTING BROKERAGE: Right At Home Realty Inc.

SALES REPRESENTATIVE/BROKER: Darren Khan

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

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

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

Comments:



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Ontario Real Estate
Association

Agreement to Lease Residential

Toronto
Real Estate
Board

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 25 day of March, 2017

TENANT (Lessee), Tessa Box

(Full legal names of all tenants)

LANDLORD (Lessor), Jihan Khawaja

(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:
3106-510 Curran Place Mississauga L5B 0J8

2. TERM OF LEASE: The lease shall be for a term of One Year commencing April 1, 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 Seven Hundred
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. Canadian Dollars (CDN\$ 1,700.00)

4. DEPOSIT AND PREPAID RENT: The Tenant delivers, upon acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to Right At Home Realty Inc., Brokerage "Deposit Holder"
in the amount of Five Thousand One Hundred

Canadian Dollars (CDN\$ 5,100.00) 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 Two 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 Residential Use

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: <u>Internet</u>	☒
Water and Sewerage Charges	☒	☐	Other: _____	☐

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):

INITIALS OF LANDLORD(S):

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7. **PARKING:** One Underground Parking Space

8. **ADDITIONAL TERMS:**

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by **Tenant** (Landlord/Tenant) until **3:00** p.m. on the **26**

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

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

FAX No.: **905-565-6677** (For delivery of Documents to Landlord) FAX No.: **905-565-6677** (For delivery of Documents to Tenant)

Email Address: **darren@darrenkhan.com** (For delivery of Documents to Landlord) Email Address: **realtor@arhamnaqi.com** (For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or, becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):

TD
03/25/17
10:03PM EDT

INITIALS OF LANDLORD(S):

TD

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SCHEDULE A

Attached is an integral part of the Offer to Lease for:

Property:

Between: Landlord: Jihan Khawaja

AND

Tenant: Tessa Box

Landlord shall pay mortgage, building insurance, Property taxes and condominium fees

Tenant shall pay his telephone, internet or any other services he chooses to have. In addition Tenant agrees to pay the cost of all utilities require on the premises during the term of the Lease and extension thereof, including but not limited to electricity, water, sewer and gas or other fuel. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name. On termination of the Lease period, Landlord will transfer the same utilities to the Landlord's name.

Landlord or his authorized person shall be allowed to periodically inspect the premises with at least twenty-four (24) hours' notice, at a mutually agreed time.

Tenant will not re-decorate (nor paint) the house without the Landlord's written approval.

Tenant agrees not to sublet the premises and not smoke nor keep pets/animals in the premises.

Tenant shall maintain the interior of the premises in good order and condition throughout the term of the Lease, the same condition as when initially occupied, reasonable wear and tear expected.

Tenant shall repair in a good workmanlike manner, at his own expense, any damage caused by Lessee's fault or neglect.

Tenant has the use of all the appliances; electrical light fixtures, blinds and other items to be documented at the time of occupancy and shall be responsible for the maintenance of all such items and leave them in a clean and good working condition upon termination of Lease. Appliances must be thoroughly cleaned at the end of the Lease term and left in the same condition as it was when initially occupied. All above items belonging to the lesser shall not be moved away from the premises without Landlord's written consent.

Tenant agrees to use the premises for residential purposes only, and the premises shall only be occupied by persons listed in the Tenant application form.

Tenant agrees to abide by all the rules and regulations and by-laws of the municipality, the condominium corporation and management committee.

Initial by Landlord: J

Initial by Tenant: TB

Attached is an integral part of the Offer to Lease for:

Property:

Between: Landlord: Jihan Khawaja

AND

Tenant: Tessa Box

Tenant agrees to obtain and maintain for the term of the Lease, at his sole expense, liability and contents insurance coverage for the subject Property. The liability insurance shall be minimum coverage of One Million Dollars per occurrence. The Tenant agrees to provide proof of said insurance policy to the landlord or his agent, prior to, or at the time of occupying the premises.

This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, when hand delivered to the address for service provide in the acknowledgment below or where a fax simile number is provided herein, when transmitted electronically to that fax simile number

Upon occupancy of the unit Landlord and Tenant will check all of the appliances to ensure they are in good working order. Thereafter, all repairs are Tenant's responsibility. Tenant should inform Landlord immediately, if major repairs are required, for any repair in the Property. The first \$100.00 will be paid by the Tenant, and the Landlord will be responsible for the amount \$101.00 and up, in which case Tenant shall inform the Landlord and obtain Landlord's prior written approval before any repair above \$101.00 is done which will be done in a timely manner.

Tenant agrees to provide the Landlord the balance of 10 post-dated cheques before Lease commencing date. Tenant agrees to pay the Landlord within Seven (7) days upon receipt of written notice from Landlord, a service charge of \$35.00 for each and every cheque the Tenant's bank or depository refuses to honour. Tenant agrees to pay the Landlord interest of 15% of the monthly rent prorated by the number of days late, for any late payment of rent.

Tenant hereby permits the Landlord or his agent to obtain information about the Tenant from the employer, any credit bureau or any other person within 24 hours after this offer has been accepted. In case anything in the report or other references the landlord finds not satisfactory of the Tenant, the deposit cheque will be returned without deduction and without interest.

This offer is conditional on Landlord's approval of the Tenant in his meeting with the Tenant and other occupants mentioned in the rental agreement, in person.

In the absence of a formal Lease agreement, Landlord and Tenant agree that this offer to Lease shall form a binding agreement unless otherwise provided.

Landlord will provide Tenant with keys to the unit, the garage and the mailbox.

Tenant must meet with the Landlord or his agent in person, on termination of the Lease, to handover all the keys given to the Tenant at the commencement of the Lease and to ensure that the premises and the appliances are all left in the same clean condition as at the start of the Lease term.

Initial by Landlord:

ds

Initial by Tenant:

TB
03/25/17
10:35PM EDT

Attached is an integral part of the Offer to Lease for:

Property:

Between: Landlord: Jilhan Khawaja

AND

Tenant: Tessa Box

Tenant will provide a deposit of \$ (\$250.00) towards the keys for the unit, the garage and the mailbox, and also any damage that the Tenant may have caused through his negligence and which he has not repaired in good workmanlike manner on termination of the Lease. Landlord will refund this deposit to the Tenant on return of keys and also provided there is no damage in the unit caused by the Tenant on termination of the lease and all keys returned to the landlord.

Tenant agrees to allow the landlord or his agent to show the Property at all reasonable hours to prospective buyers or Tenants, and to allow the Landlord to affix a "for Sale" or "for Lease" sign on the Property.

Tenant agrees to have the entire premises including bedrooms, kitchen, all cabinets and closet properly cleaned, including floors, in a clean and broom swept condition, and all debris removed from in and around the unit, when vacating the premises.

Tenant will be responsible for the upkeep of the front lawn and backyard, and also for shovelling of snow in the drive if applicable.

Agreed to the above terms of Schedule "A" on this 25 day of March 2017

we, Landlord and Tenant affix our signatures below, which is part of the lease agreement to Lease Property

DocuSigned by:
Landlord Jilhan
EB09E051E9FF426...

Tenant: Tessa Box
dotloop verified
03/25/17 10:03PM EDT
5019-FJT-NSC-0C3

Landlord: _____

Tenant: _____



Schedule B
Agreement of Purchase and Sale

Form 105
For use in the Province of Ontario

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

BUYER, Tessa Box and,
SELLER, Jilhan Khawaja

for the property known as 3106-510 Curran Place, Mississauga, ON, L5B 0J8
..... dated the 25 day of March 20 17

The parties to this agreement hereby acknowledge and agree that the deposit holder Right At Home Realty Inc., Brokerage shall place the deposit into its interest bearing real estate trust account, which earn interest at the current rate of prime less 2.00% per annum. The parties to this agreement agree that should the amount of interest calculated be more than \$50.00 the deposit holder shall pay the beneficial owner of the trust money the interest accrued on the successful completion of this transaction; otherwise the deposit holder will retain it and that this Schedule forms part of the terms of the trust. The parties further agree that NO interest shall be paid to the beneficial owner of the trust unless they provide the deposit holder with a Social Insurance Number for use on the T5 forms by no later than thirty [30] days following the completion of the herein transaction. If the Social Insurance Number is not received within 30 days following completion, said interest shall be forfeited to the deposit holder.

In accordance with the Federal Privacy Act (PIPEDA), upon the acceptance of this attached agreement, all parties to this transaction consent to the publication and distribution of the sale price of this property, upon a firm Agreement of Purchase and Sale and after the closing date. The Listing Brokerage and the Co-operating Brokerage and their Representatives are authorized to advertise and disclose the sale price to other Realtors and to the public, while conducting and promoting their daily real estate activities.

The Seller represents and warrants that during the time the Seller has owned the property, and to the best of the Seller's knowledge and belief, the use of the property, buildings and structures thereon have not been used for the growth or manufacture of any illegal substances, or the scene of any violent crime, death or suicide. This warranty shall survive and not merge on the completion of this transaction.

BUYER AND THEIR REAL ESTATE SALESPERSON/BROKER ACKNOWLEDGE THE DEPOSIT CHEQUES MUST BE MADE PAYABLE TO THE CORRECT LEGAL COMPANY NAME, "RIGHT AT HOME REALTY INC."

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

INITIALS OF BUYER(S):  09/25/17 1:03PM EDT

INITIALS OF SELLER(S):  DS



Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

Form 320

for use in the Province of Ontario

BUYER: Tessa Box

SELLER: Jihan Khawaja

For the transaction on the property known as: 3106-510 Curran Place

Mississauga

L5B 0J8

DEFINITIONS AND INTERPRETATIONS:

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

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

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

1. LISTING BROKERAGE

a) ☐ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:

- 1) ☐ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
- 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

b)

☒ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and

represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the Buyer;
- Information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And, the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

☐ The Brokerage (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid

by the Seller in accordance with a Seller Customer Service Agreement
or:
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)


03/25/17
BUYER

CO-OPERATING/BUYER BROKERAGE


03/25/17
SELLER

LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
..... (Commission As Indicated in MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
b) ☒ The Co-operating Brokerage will be paid as follows:
Half Month's Rent Plus HST

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

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

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

RIGHT AT HOME REALTY INC. (Name of Co-operating/Buyer Brokerage)	Right At Home Realty Inc. (Name of Listing Brokerage)
480 EGLINTON AVE WEST #30 MISSISSAUGA	480 EGLINTON AVE WEST #30 MISSISSAUGA
Tel.: (905) 565-9200 Fax: (905) 565-6677	Tel.: (905) 565-9200 Fax: (905) 565-6677
 Arham Naqi (Authorized to bind the Co-operating/Buyer Brokerage)	 Darren Khan (Authorized to bind the Listing Brokerage)
ARHAM NAQI (Print Name of Broker/Salesperson Representative of the Brokerage)	Darren Khan (Print Name of Broker/Salesperson Representative of the Brokerage)

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

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


03/25/17 10:03PM EDT
Tessa Box
BUYER'S INITIALS


03/25/17 10:03PM EDT
Darren Khan
SELLER'S INITIALS

ACKNOWLEDGEMENT

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

 Tessa Box (Signature of Buyer)	 Darren Khan (Signature of Seller)
Date: March 25, 2017	Date: March 25, 2017

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**Rental Application
Residential**

**Toronto
Real Estate
Board**

Form 410

for use in the Province of Ontario

I/We hereby make application to rent 3106-510 Curran Place

Mississauga

L5B 0J8

from the 1 day of April 20 17 at a monthly rental of \$ 1,700.00

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

1. **Name** Tessa Box Date of birth March 8, 1998 SIN No. (Optional) 521 680 694

Drivers License No B6903-73439-85308 Occupation Sales Representative / Freelance MUA

2. **Name** Corey Dixon Date of birth October 24, 1994 SIN No. (Optional) 565 995 024

Drivers License No D4764-13839-41024 Occupation

3. **Other Occupants:** Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? No If so, describe

Why are you vacating your present place of residence? Moving towards Square One

LAST TWO PLACES OF RESIDENCE

Address 34 Cowley Avenue

Toronto, ON

From 2002 To Current

Name of Landlord Glen Box

Telephone: 647-239-6413

PRESENT EMPLOYMENT

Employer 401 Mimi Indy

Business address 39 Stoffel Drive, Toronto, ON

Business telephone 416-614-6789

Position held Sales Representative

Length of employment Two Years

Name of supervisor Holly Thorne

Current salary range: Monthly \$ 2,000.00

PRIOR EMPLOYMENT

Freelance MUA

Average Income: \$2000.00 Monthly



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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 \$

Name of Bank CIBC Branch Burnhamthorpe Road West
Chequing Account # 8355436 Savings Account # 5615984

Financial Obligations

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

Personal References

Name Nancy Calvalcante Address 7016 Stoneywood Way, Mississauga, ON
Telephone: 905-699-4565 Length of Acquaintance 3 Years Occupation Teacher
Name Brian Dixon Address 20 Mississauga Valley Blvd., Mississauga, ON
Telephone: 647-402-7930 Length of Acquaintance 3 Years Occupation Business Owner

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.

Tessa Box
dotloop verified
03/25/17 10:03PM EDT
ICML-MOMS-4973-KZ84

Signature of Applicant Tessa Box Date March 25, 2017
Signature of Applicant Date
Telephone: 647-233-6413 Telephone:

PSV 2 #3106 (Tenant)

Ontario

LEAH HARRIS WHITNEY
1000 KENNEDY AVE.
TORONTO, ON, M9B 2E3

IDENTIFICATION NUMBER
B6903 - 73439 - 85308

2016/06/13
DOB 407445

EXPIRES 2019/04/01
EXPIRES 15000000

1998/03/08

155 55308
155 03 38



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

Name: Tessa Elizabeth Box

Confirmation Number: 4112519881

Credit Score Summary

EQUIFAX

711 | Good

Where You Stand

The Equifax Credit Score TM 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.

EFX			
Canada Population	Range	300 - 559 Poor 4%	560 - 659 Fair 10%
		660 - 724 Good 15%	725 - 759 Very Good 14%
			76 Excellent 5%

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 trades 1 payment past due in previous 12 months.
- » Worst rating ever.
- » Number of trades ever 30 days.

Your Loan Risk Rating

EQUIFAX

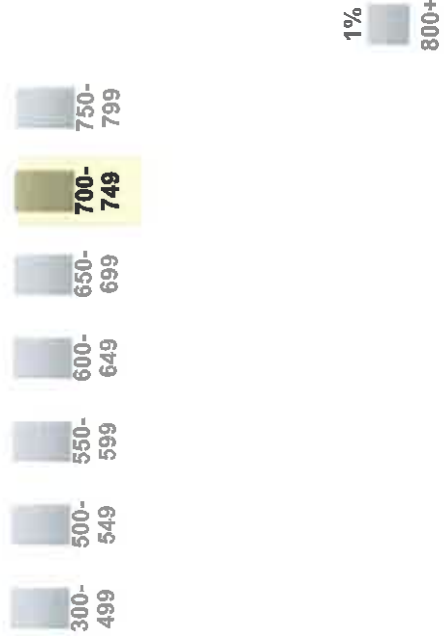
711 | Good

Your credit score of 711 is better than 26% of Canadian consumers.

The Equifax Credit Score TM ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

factor that lenders evaluate when making credit decisions.
DocuSign Envelope ID: 7E656846-8EF5-4BBD-ADA6-D16CC63BE3BD and
may consider other elements, such as your income, when
analyzing your creditworthiness for a particular loan.



* 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: TESSA ELIZABETH BOX
SIN:
Date of Birth: 1998-03-XX

Current Address

Address: 34 COWLEY AVE
ETOBICOKE, ON
Date Reported: 2016-10

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Additional Information

Association to Account: DocuSign Envelope ID: 7E656646-8EF5-4BBD-ADA6-D16CC63BE3BD Type of Account:	Individual Revolving	Balance: Past Due:	\$7.00 \$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:	01 payments 30 days late		
	No payment 60 days late		
	No payment 90 days late		
Prior Paying History:	One payment past due (2016-12)		
Comments:	Monthly payments		
	Amount in h/c column is credit limit		

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 (check 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

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declare 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.)

No Public Record information on file

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

How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before change was made.

Equifax Credit Report and Score™ as of 03/24/2017

Name: Corey Dixon

Confirmation Number: 3990276655

Credit Score Summary



698 | 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.

- Worst rating ever.
- Number of trades ever 30 days.
- Number of revolving trades.

Your Loan Risk Rating



698 | Good

Your credit score of 698 is better than 22% of Canadian consumers.

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

factor that lenders evaluate when making credit decisions.
[DocuSign Envelope ID: 7E656646-8EF5-48BD-ADA6-D16CC63BE3BD] and
may consider other elements, such as your income, when
analyzing your creditworthiness for a particular loan.

300-499	500-549	550-599	600-649	650-699	700-749	750-799
---------	---------	---------	---------	---------	---------	---------

1%

800+

* 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: COREY DIXON
SIN: 565XXX024
Date of Birth: 1994-10-XX

Current Address

Address: 2399 WOKING CRES
MISSISSAUGA, ON
Date Reported: 2013-09

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

See All Information

Association to Account: Individual
DocuSign Envelope ID: 7E656646-8EF5-48BD-ADA6-D16CC63BE3BD
Type of Account: Installment

Date Opened: 2013-09

Status:

Paid as agreed and up to date

43

Months Reviewed:

Payment History:

02 payments 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:

One payment past due (2015-01) One payment past due (2014-12)

Comments:

Student loan
Monthly payments

Balance: \$1,526.00

Past Due: \$0.00

Date of Last Activity: 2017-03

Date Reported: 2017-03

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 (check 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

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DocuSign Envelope ID: 7E656646-8EF5-4BBD-ADA6-D16CC63BE3BD

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By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before change was made.



March 6, 2017

Re: Employment letter for Tess Box

Tess Box has worked for 401 Mini indy limited for two years. Tess is one of our customer service representatives, she is punctual and performs her job well.

If you require any other information, please feel free to call.

Yours truly

A handwritten signature in black ink, appearing to read "Holly Thome".

Holly Thome

37 Stoffel Rd, Toronto, Ontario Canada M9W-6A8
Ph: 416 614.6789 Fax: 416.614-6482

My Plans | Records & Forms | Ask a Question

FAST, CONVENIENT AND MORE SECURE ONLINE STATEMENT

Ready to Sign up?

I'll do it now

Learn More

 interested in receiving newsletters, special offers and promotions from CST?

Tessa Elizabeth Whitney Box

Plan Type	Plan Number	 Maturity Date	 Balance
Group Savings Plan >	8473668	Available Now	\$4,797.04
Group Savings Plan >	8474990	Available Now	\$1,716.39
Group Savings Plan >	8733988	Available Now	\$278.37
Group Savings Plan 2001 >	10572538	Available Now	\$7,272.47
Group Savings Plan 2001 >	13130994	Available Now	\$9,362.25
Total Balance			\$23,426.52



Our Customer Care
Department

Open Monday to Friday,
8:00am to 8:00pm Eastern
time.

Toll-free: 1 (877) 333-7377
Telephone: (416) 445-7377
Email: cstplan@csb.org

Ms. Marzena Kuciak
Sales Representative
C.S.T. Consultants Inc.
Branch # 777

 **Ontario**
Ministry of Health
and Long-Term Care
Ministère de la Santé
et des Soins de
longue durée

Drug Benefit Eligibility Card
Cart d'admissibilité au programme de médicaments gratuits

Plan Code
Code du régime

Benefit Period / Période assurée
From / de To / jusqu'à fin de
Début / Commencement / Vers / Versée / Fin / Fin

Eligibility Number / No d'admissibilité
First Name / Prénom
Surname / Nom de famille
Eligibility Number / No d'admissibilité
First Name / Prénom
Surname / Nom de famille



Region of Peel
Working for you

This card is not valid if altered. / Cette carte est invalide si modifiée

DEPOSIT NUMBER
070453722

DATE
DJ MM Y/A
31 01 2017

MEMBER ID CODE D'ID DE MEMBRE	OFFICE BUREAU	CASE LOAD CH. DE CAS	PERIOD COVERED PÉRIODE ASSURÉE
303316405	000277	NR055	DJ MM Y/A 26 01 2017 To / A 28 02 2017

**STATEMENT OF
ASSISTANCE**

PLEASE RETAIN
FOR YOUR
RECORDS

RELEVE DES
PRESTATIONS

VEUILLEZ
CONSERVER DANS
VOS DOSSIERS

REVENUE / PRESTATIONS	AMOUNT / MONTANT	DEDUCTIONS / DÉDUCTIONS	AMOUNT / MONTANT	GRANTED ACCORDEES	AMOUNT / MONTANT
Basic Needs	330.00		0.00 -		
Shelter	376.00		0.00 -	ASSISTANCE AIDE	972.65
Basic Needs	63.88		0.00 -		
Shelter	72.77		0.00 -	LESS DEDUCTIONS MOINS DÉDUCTIONS	0.00 -
Medical Travel	130.00		0.00 -		
	0.00		0.00 -	SUBTOTAL PARTIEL	972.65
	0.00		0.00 -		
TOTAL	972.65	TOTAL	0.00 -	AMOUNT MONTANT	972.65

PLEASE RETAIN FOR YOUR RECORDS / VEUILLEZ CONSERVER DANS VOS DOSSIERS

 **Region of Peel**
Working for you

RE: 303316405

DATE
DJ MM Y/A
31 01 2017

DEPOSIT NUMBER
070453722
DEPOSIT AMOUNT
\$***972.65



Mr. Corey E Dixon
20 MISSISSAUGA VALLEY Blvd
APT 708
MISSISSAUGA ON L5A 3S1

Your Allowance has been deposited into your account
Votre allocation a été déposée dans votre compte

Statement of Direct Deposit
Déclaration de Dépot Direct

0430/01 1 of 3

Please See Receipt
Pour plus d'infos voir la notice



RIGHTBROKER = RIGHTMORTGAGE

Corporate Office: #200, 2005 Sheppard Ave. E. Toronto, ON M2J 5B4 Phone: 416-499-5454 Fax: 416-499-8366

Local Office: #309-5200 Finch Ave. E. Toronto, ON M1S 4Z5 Phone: 905-781-1356 Licence # 10530

July 12, 2017

Mr. KAMAL KHAWAJA & JIHAN KHAWAJA
7 CHINZAN WAY, BRAMPTON ON L6X 0X4

Project Info: Amacon Development, PSV2,Suite # 3106 Unit :06 Level :30

Your Mortgage application has been approved. Before we can advance your mortgage, please review the details and conditions below and contact us if they are not correct.
Mortgage Details: Ref nr:2017601910

Purchase Price : \$309,900.00
Loan Amount :\$247,920.00
Interest Rate : 2.89 %
Monthly Payment:\$1,028.00
Lender Ref CanWise Financial

5 Yr.Fix ,30 AM/ (Interest rate will be set 120 days prior to closing)

Please note, all above are subject to satisfactory credit rating, down payment verification satisfactory employment along with previous two years of notice of assessments prior to closing. Also subject to CMHC/Genworth approval if applicable. Your commitment will expire October 31, 2017 ID Verified: DL: K3265-40107-75404

If you have any questions, please do not hesitate contact myself directly at 905-781-1356.
Thank you

Sincerely

Ari Paramalingam
Mortgage Agent
The Mortgage Alliance Company of Canada

PSV2 #3106