

Worksheet

Leasing

Suite: 3403 Tower: PSV Date: May 24/17 Completed by: Silvi
Luay Sartawai

Please mark if completed:

- Copy of 'Lease Prior to Closing' Amendment
- Copy of Lease Agreement
- Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust \$26,000 Rec'd
August 8/17 Draft #
20836885
- Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$0.00 Leasing
- Agreement must be in good standing. Funds in Trust: \$ \$ 31,244.58
- 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:



JEDDAH MAIN BRANCH - JEDDAH

Citibank Canada 123 Front St W
Tor, ON M5J 2M3 A/C 2183509007
Transit No 00082-260

74005

208336885

DATE

Y Y Y Y M M D D
2017-08-01

Pay against this check

To ****AIRD & BERLIS LLP . IN TRUST ****

\$

***** 28,000.00

The Sum of **Twenty-Eight Thousand CANADIAN DOLLAR**

PJV # 3403 Lease Top-up

11 208336885 100082 260 9999974005 1059 A

**ABDULATIF S. EL-SAIARI
S/2 SIGNATURES**

DRAWER: BANQUE SAUDI FRANSI SAUDI ARABIA

**Banque Saudi Fransi
ABDULATIF JEDDAWI**

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

LUAY SARTAWAI (the "Purchaser")

Suite 3403 Tower ONE Unit 3 Level 33 (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 Zero Dollars (\$0.00) 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 15 day of Dec 2015.

Witness:

Purchaser: LUAY SARTAWAI

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 23 day of DECEMBER 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

00000000000000000000000000000000

This Agreement to Lease dated this 9th day of May 2017.

TENANT (Lessee): Sathnam Kaur Bedi [full legal name of all Tenants]

LANDLORD (Lessor): LUY SARTAWI [full legal name of Landlord]

ADDRESS OF LANDLORD: 4011 Brickstone Mews Mississauga Ontario L5B 0J7 #3403 [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 tenancy voucher, I/we, the Tenant hereby offer to lease, premises known as: 4011 Brickstone Mews Mississauga Ontario L5B 0J7 #3403

2. TERM OF LEASE: The lease shall be for a term of 1 year, commencing May 15, 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 Five Hundred Eighty Canadian Dollars (CDN\$ 1,580.00), 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 [herein/Upon acceptance/as otherwise described in this Agreement] by negotiable cheque payable to WEST 100 METRO VIEW REALTY LTD., BROKERAGE "Deposit Holder" in the amount of Three Thousand One Hundred Sixty Canadian Dollars (CDN\$ 3,160.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

Premises to be used only for Single Family Residence.

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

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

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Student, 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 or 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 payable on demand on the Tenant.

INITIALS OF TENANT(S): 

INITIALS OF LANDLORD(S): 

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Century 21 Leading Edge Realty Inc.

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www.Regency.ca

7. PARKING:

8. ADDITIONAL TERMS:

9. SCHEDULES: The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of Schedule(s) A, A2.

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant until 5:00 p.m. on the 10th day of May, 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 separate notice 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 addressed hereunder or provided for herein shall be in writing. In addition, to the provision contained herein and in any Schedule hereto, the offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule thereto (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 so advised 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) 228-0020

FAX No.: (905) 405-8881

Email Address: OMC1959@rogers.com For delivery of Documents to Landlord

Email Address: pdealz@yahoo.ca For delivery of Documents to Tenant

(For delivery of Documents to Tenant)

(For delivery of Documents to Landlord)

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 schedules, 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 is 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. RESIDENTIAL: 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, R.S.C. 1985, c. T-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 preset portion hereof, the added provision shall supersede the standard preset 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): BS

INITIALS OF LANDLORD(S): OS

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) *P. Deol*

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

(Tenant or Authorized Representative) *Craig*

DATE *May 09/2017*

(Witness)

(Landlord or Authorized Representative)

DATE

(Witness)

(Guarantor)

DATE

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) *Craig*

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

(Landlord or Authorized Representative) *P. Deol*

DATE *May 09, 2017*

(Witness)

(Landlord or Authorized Representative)

DATE

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

(Witness)

(Spouse)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at 10:00 a.m. this 20 day of May, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Using Brokerage: WEST 100 METRO VIEW REALTY LTD. BROKERAGE INC. 905-423-8336

OMAR KANAAN SHAATH Salesperson

Salesperson / Broker Name

Co-op/Tenant Brokerage: Century 21 Leading Edge Realty Inc. Tel No.: 905-423-8484

Parasurajit Deol

Salesperson / Broker Name

ACTION/LEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord) *Craig* DATE *May 09/2017*

(Tenants) *Craig* DATE *May 09/2017*

Landlord's Address for Service

1011 Brickstone Mews Mississauga, ON

Address for Service

Tel No.: _____

Landlord's Lawyer

Address

Email

FAX No.

Landlord's Lawyer

Address

Email

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

DATED as of the day of May, 2017 on the foregoing Agreement to Lease.

Acknowledged as:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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Schedule A

Agreement to Lease - Residential

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

TEANT (Lessee), Sitnam Kaur Bedi

LANDLORD (Lessor), LIAJY SARTAWAL

for the lease of, 4011 Brickstone Mews, Mississauga, Ontario L5B 0J7 #3403

dated the 26th day of May, 2017.

Tenant and landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the parties.

The tenant agrees to pay for all damages to the property caused by willfully, accidentally or by neglect, whether caused by themselves or by invited or uninvited visitors of the tenants. Natural disasters excepted.

The tenant for safety reasons is responsible for keeping the kitchen stove and oven clean and lint trap for the dryer clear.

The tenant agrees and understands that they are not permitted to sublet the property during the term of the lease without the approval of the landlord/owner.

The tenant agrees to allow the landlord access to the property bi-weekly, provided that at least 12 hours notice has been provided, for the purpose of inspecting the property.

The tenant agrees and understands that only those stated in this agreement to lease are permitted to reside at the property, unless otherwise approved by the Landlord/Owner.

The tenant agrees to inform the Landlord of all damages and worn or non-working aspects of the property [Leaky taps, faulty appliances, clogged drains, ect.] as soon as possible and allow entry to service personnel and landlord/owner when they are available.

The tenant shall ensure that all smoke and carbon monoxide detectors located in the property and fully functioning at all times and replace the batteries (if applicable), when needed, at their own expense.

The tenant shall keep the property (including the grounds) clean and free from refuse and in good repair.

The tenants are responsible for obtaining insurance for the contents of the property (personal possessions).

The tenant agrees to respect the neighbor's right to peace and privacy at all times both day and night.

The tenant agrees never to engage in any illegal activities in or on the property.

The tenant agrees to pay a fee of \$45 for each and every NSF or dishonored cheques.

The tenant agrees that they are not permitted to keep any pets in the or on the premises nor are they permitted to smoke in the premises during the term of the lease.

This form must be witnessed by all parties to the Agreement to lease.

Continued on next page...

INITIALS OF TENANT(S): SK

INITIALS OF LANDLORD(S): OS

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379390

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

TENANT (Lessee): Sathnam Kaur Bedi

LANDLORD (Lessor): *Lilyay Saptawali* and

for the lease of 4011 Brickstone Mews Mississauga Ontario L5R 0J7 #3403

dated the 9th day of May

2017

Tenant agrees not to make any decorating changes to the premises without the express written consent of the landlord or his authorized agent.

The tenant acknowledges that any false information provided to the landlord on their rental Application, employment information, including job letters, bank statements, T4's, ect, shall be considered grounds for the landlord to terminate this agreement to lease immediately.

The landlord represents and warrants that the appliances will be in good working order at the commencement of the lease term. The tenant agrees to maintain the said appliances in a state of ordinary cleanliness at the tenants cost and any non-payment for the same shall constitute breach of this lease agreement entitling the landlord to exercise their remedies.

The tenant acknowledges that the following will be left at the property for their use and enjoyment: Fridge, stove, washer, dryer, All electric light fixtures.

OS - Tenant to provide content Insurance.

OS - The first 75% of all service calls to be covered by Tenant, balance to be covered by Landlord.

OS - \$300.00 deposit from tenant to landlord for key deposit!

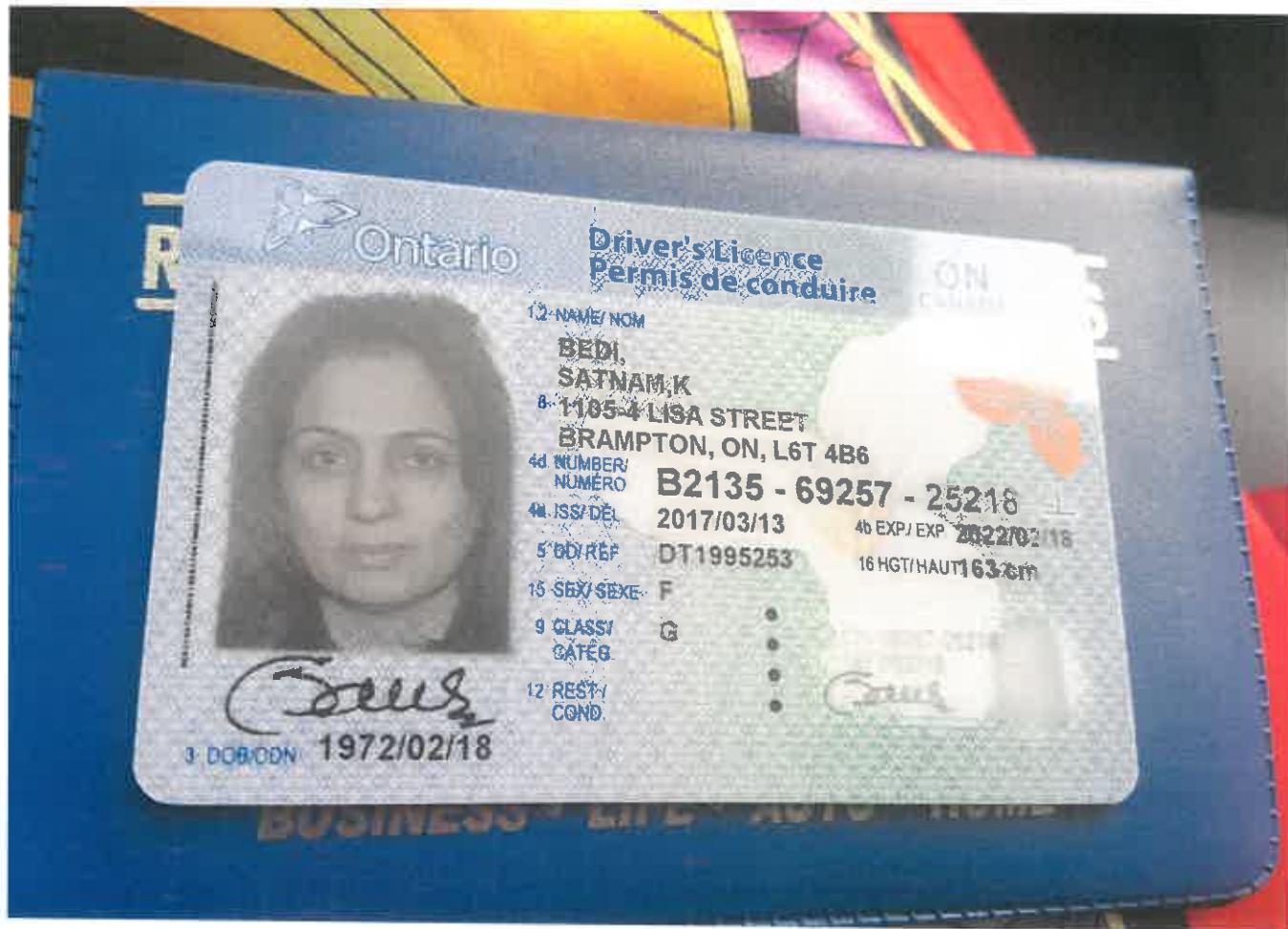
This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S): *CR*

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INITIALS OF LANDLORD(S): *CS*

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www.Regency.ca 379890



WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7
O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: May 11, 2017

RECEIVED FROM: Paranjit Deol @ Century 21 Leading Edge Realty

PAYMENT METHOD: Bank Draft

DEPOSIT AMOUNT: \$3,160.00 - first and last month

PROPERTY: #3403-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

13259 (120)

The Toronto-Dominion Bank

7225 GOREWAY DRIVE, BUILDING 5
MISSISSAUGA, ON L4T 3C5

Pay to the west-100 Metro View Realty Ltd Brokerage
Order of _____

THREE THOUSAND ONE HUNDRED SIXTY CAD \$3,160.00/100 Canadian Dollars
Amount Signature required for amount CAD \$3,160.00
Re
The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

81716772

DATE 2017-05-11
TransacSerialNo. 1362-81716772

\$ *****3,160.00

Authorized Officer *[Signature]* [Signature]
Counter signed *[Signature]*

#81716772# 409612#0004# 3808#

AUNTY'S KITCHEN

647-987-7254
zahid@auntyskitchen.ca

April 16, 2017

16-160 University Ave W
Waterloo, ON
N2L 3E9

Dear Muhammad Adeel,

On behalf of Aunty's Kitchen, I am please to offer you the position of Finance Manager.

Shall you choose to accept this offer, the starting date will be May 1, 2017.

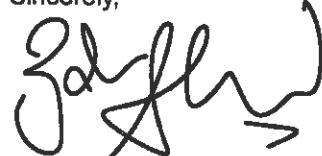
Below is a brief summary of our terms and conditions:

- Pay will be \$30 per hour
- total working hours for week will be 40
- payroll will be processed biweekly
- probation period will be 3 months
- 20 days paid holiday annually
- 5 days sick days paid
- dental plan

In this role, the main responsibilities and duties include:

- maintain proper and complete accounting records of the restaurant
- prepare and interpret financial statements and reports
- compile budgets and forecast statements and reports
- compile treasure/cash flow forecasts
- implement all necessary controls to safeguard the assets of the restaurant
- provide financial information to management to maximize profit and plan for the future

Sincerely,



Zahid Shahab
CEO - Aunty's Kitchen

EQUIFAX AND AFFILIATE BUREAUS - REFER CONSUMER INQUIRIES TO 1-800-333-2373

DATE OF REQUEST: 05/10/17
EQUIFAX FILE NUMBER: 00-0008095-00-056
EQUIFAX UNIQUE NUMBER: 2798021560

ERS 1.0 SCORE: 566
NUMBER OF DEROGATORY PUBLIC RECORDS:
NUMBER OF PUBLIC RECORDS WITHIN THE LAST YEAR:
UTILIZATION FOR REVOLVING TRADES:
PERSONAL IDENTIFICATION INFORMATION:

DATE OF LAST ACTIVITY: 05/10/17
DATE FILE OPENED: 05/21/94

NAME: SATNAM, KAUR, BEDI

CURRENT ADDRESS: 4 LISA ST #1105, BRAMPTON, ON, L6T 4B6
DATE REPORTED: 10/14
UPDATED THROUGH: TPE

PREVIOUS ADDRESS: 62 ASCOT AVE, BRAMPTON, ON, L6T 2P7
DATE REPORTED: 05/13
UPDATED THROUGH: TPE

COPY OF FILE C
NOT TO BE USED
FOR CREDIT PURPOSES



Dear Luay Sartawi

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 3403, Unit 3, Level 33, 4011 Brickstone Mews, Mississauga, Ontario

Purchase Price: \$295900

Down Payment: \$73975

Mortgage Amount: \$221925

Capped Interest rate: 3.79%

Term : 5 years

Amortization: 30 years

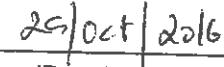
Total Payment : \$1041.52

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No charge in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements



(For Street Capital)
Sukhdeep Lamba



(Date)