

# Worksheet Leasing

Suite: 1401 Tower: PSV Date: May 1/17 Completed by: Silvi

Marek Mickorsky

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to <sup>20%</sup> 25% payable to Blaney McMurtry LLP in Trust 20% provided on occupancy.
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$ 1500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 41,749.
- ✓ ● 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 Rec'd May 1. 2017
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes: (416) 346-4364

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2. 10. 1954 3. 10. 54

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **1401** Tower **ONE** Unit **1** Level **13** (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 1<sup>st</sup> day of May 2017.

Witness:



Purchaser:  **MAREK MLCKOVSKY**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 1<sup>st</sup> day of May 2017.

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

PER:

  
Authorized Signing Officer  
I have the authority to bind the Corporation



**Agreement to Lease**  
**Residential**

This Agreement to Lease dated this 29th day of April, 2017

**TENANT (Lessee)**, Geeta Saraswat Jagtap  
(Full legal names of all Tenants)

**LANDLORD (Lessor)**, Marek Mlckovsky  
(Full legal name of landlord)

**ADDRESS OF LANDLORD** 4011 Brickstone Mews Unit #1401  
(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:  
4011 Brickstone Mews Unit #1401

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing May 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 Six Hundred Twenty Canadian Dollars (CDN\$ 1,620.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers Upon Acceptance (Herewith/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to KINGSWAY REAL ESTATE BROKERAGE BROKERAGE "Deposit Holder" in the amount of Three Thousand Two Hundred Forty Canadian Dollars (CDN\$ 3,240.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

5. **USE:** The Tenant and landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.  
Premises to be used only for: Single Family Residence


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

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

INITIALS OF LANDLORD(S): DS MM

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Century 21 Green Realty Inc.



7. **PARKING:** Underground 1 Spot
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 until 11:00 ~~300~~ /p.m. on the 29th day of April, 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) 277-0020 (For delivery of Documents to Landlord) FAX No.: (905) 565-9522 (For delivery of Documents to Tenant)
- Email Address:  (For delivery of Documents to Landlord) Email Address: c21greenadmin@gmail.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.tlb.gov.on.ca](http://www.tlb.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):

GSJ

INITIALS OF LANDLORD(S):

MM



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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) \_\_\_\_\_  
(Witness) \_\_\_\_\_  
(Witness) \_\_\_\_\_

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

(Tenant or Authorized Representative) \_\_\_\_\_ (Seal) DATE April 29, 2017  
(Tenant or Authorized Representative) \_\_\_\_\_ (Seal) DATE \_\_\_\_\_  
(Guarantor) \_\_\_\_\_ (Seal) DATE \_\_\_\_\_

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) \_\_\_\_\_  
(Witness) \_\_\_\_\_

IN WITNESS whereof I have hereunto set my hand and seal:  
(Landlord or Authorized Representative) Mark Mickowsky (Seal) DATE 4/29/2017  
(Landlord or Authorized Representative) \_\_\_\_\_ (Seal) 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 or incidental documents to give full force and effect to the sale evidenced herein.

(Witness) \_\_\_\_\_ (Spouse) \_\_\_\_\_ (Seal) DATE \_\_\_\_\_

**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 7:00pm 29th April, 2017 Mark Mickowsky  
(Signature of Landlord or Spouse)

INFORMATION ON BROKERAGE(S)	
Listing Brokerage	<u>KINGSWAY REAL ESTATE BROKERAGE</u> No. ( <u>905</u> ) <u>268-1000</u>
	<u>RAYMOND LI</u> Broker (Salesperson / Broker Name)
Co-op/Tenant Brokerage	<u>Century 21 Green Realty Inc.</u> Tel.No. ( <u>905</u> ) <u>565-9565</u>
	<u>Waseem Saleem</u> (Salesperson / Broker Name)

**ACKNOWLEDGEMENT**


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

(Landlord) Mark Mickowsky DATE 4/29/2017  
(Landlord) \_\_\_\_\_ DATE \_\_\_\_\_  
Address for Service 4011 Brickstone Mews Unit #1401  
Tel.No. (\_\_\_\_\_) \_\_\_\_\_  
Landlord's Lawyer \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Tel.No. (\_\_\_\_\_) \_\_\_\_\_ FAX No. (\_\_\_\_\_) \_\_\_\_\_

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

(Tenant) Waseem Saleem DATE April 29 2017  
(Tenant) \_\_\_\_\_ DATE \_\_\_\_\_  
Address for Service 6980 Maritz Dr #8  
Mississauga, Ontario Tel.No. (905) 565-9565  
Tenant's Lawyer \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Tel.No. (\_\_\_\_\_) \_\_\_\_\_ FAX No. (\_\_\_\_\_) \_\_\_\_\_

FOR OFFICE USE ONLY	
<b>COMMISSION TRUST AGREEMENT</b>	
To: Co-operating Brokerage shown on the foregoing Agreement to Lease: In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.	
DATED <u>as above</u> at <u>the time</u> of the acceptance of the foregoing Agreement to Lease.	Acknowledged by: <u>Waseem Saleem</u>
(Authorized to bind the Listing Brokerage)	(Authorized to bind the Co-operating Brokerage)

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**Schedule "A" to Agreement to Lease  
4011 Brickstone Mews #1401  
Page 1 of 2**

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.

Tenant agrees and acknowledges that he/she is responsible to deliver the rental payment to the Landlord on or before the first day of each rental period or extension of the original lease. For convenience purposes, tenant shall provide post dated cheques to Landlord for the term of the lease when taking possession of the property.

Tenant agrees to set up hydro account on the day possession starts and further agrees to pay all utility used during the whole lease terms and any extension thereof, Tenant agrees to show proof of utility accounts before accepting possession.

Tenant shall solely be responsible for his personal property located in the rented premises and shall obtain Tenant Insurance for liability of no less than One Million and should cover their own contents; Tenant agrees to maintain Tenant insurance at the entire tenancy and any extension thereafter. Tenant agrees to show proof of such insurance prior to be given keys to the property and on renewal of the lease.

Landlord shall not in any event whatsoever be liable for or be 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 guests, or any other person who may be upon the rented premises; or any loss of or damage or injury to any property including cars and contents thereof belonging to the Tenant or to any member of the Tenant's family, his guests, or to any other person while such property is on the rented premises.

Tenant covenants to maintain, keep and leave the premises in any ordinary state of cleanliness and to repair any damage caused to the premises by his wilful or negligent conduct or that of person who are permitted on the premises by the Tenant, except to normal wear and tear.

Tenant shall not have the right to assign or sublet the whole or any part of the premises without the written consent of the Landlord; In the event that the Landlord consents to such assignment, the Tenant agrees to be responsible for all necessary charges such as commission / administrative costs for drawing up a new lease (one month rent + HST).

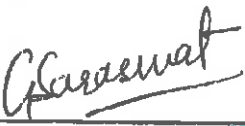
Only persons named on rental application form have the right to reside on the premises, additional persons whether temporary or long term should be approved by Landlord in writing before occupying.

Tenant hereby warrants that no one will be allowed to smoke inside the premises.

Tenant hereby agrees not to keep pets inside the premises.

Tenant agrees to pay a \$200 deposit for two unit key, one mailbox key, one locker room key and two fobs. Such deposit shall be refundable at the end of the lease when all these items are returned to the Landlord.

Tenant covenants and agrees that the premises is to be used for Single Family Residential and will not be used for any illegal activity; Tenant further agrees to not to run any sort of business such as home day care, Airbnb or short term rentals using the property.

  
\_\_\_\_\_  
(Tenant)

DocuSigned by:  
  
\_\_\_\_\_  
(Landlord)



**Schedule "A" to Agreement to Lease  
4011 Brickstone Mews #1401  
Page 2 of 2**

Tenant agrees to be responsible for booking the elevator with building management for moving in and out subject to building elevator schedule. This has no impact on the lease commencement or termination date.

Tenant agrees to pay the Landlord a service charge of \$50.00 for each and every cheque that is NSF.

Tenant agrees to obtain written consent from the Landlord with respect to any physical changes of the leased premises; such as painting, wallpaper and broadloom etc. No taping of poster to the wall or to any doors on the subject property. Normal hanging of wall decorations or wall-mount televisions are permitted provided it is patched up at the end of the Lease at Tenant's own expense.

Landlord shall ensure that appliances, electrical, mechanical, HVAC and plumbing systems, as well as all appliances are in normal working order at the commencement of the lease, any existing defects or malfunctions of the property and its chattels or fixtures shall be reported to landlord within 72 hours of Tenant being given possession by email or in writing.

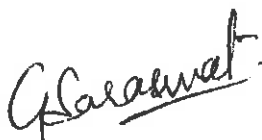
In the event of any breakdown of appliances, electrical, mechanical, HVAC or plumbing system, Landlord will not be liable or responsible for damages, personal discomfort or any illness arising therefrom but the Landlord will carry out all necessary repairs or replacements in a reasonable time promptly and with best efforts; Tenant agrees to pay the entire cost of repair or first \$100 whichever is less per incident if it is due to normal wear and tear, Landlord agrees to cover the balance. In the case of repair or replacement is required due to Tenant's negligence or wilful damage, the Tenant agrees to be responsible for the entire cost of the repair or replacement.

Tenant acknowledges that under the Tenant Protection Act Section 20(1), the Landlord has the right to enter the rented premises within 8:00 a.m. to 8:00 p.m. Landlord or his Agent will give 24 hours written or email notice to the Tenant before entering. Tenant further acknowledges that he/she cannot change the lock or add any additional lock on the rented premises.

Tenant acknowledges that 60 days before the Lease expires; Tenant must inform the Landlord of his/her intention to renew the Lease. If the tenant decided to terminate the tenancy, the tenant must give the landlord at least 60 days written notice. The termination date must be the last day of the rental period.

Tenant further agrees to allow the Landlord to show the unit to prospective tenants during reasonable hours, being between 8:00am to 8:00 pm, commencing 60 days prior to expiry of this lease upon being provided 24 hour notice in writing or by email. Tenant further agrees to allow the Landlord or his agent to install a lock box on the property during the showing period. Tenant should not refuse any showing appointments if proper notice is provided.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.



(Tenant)

DocuSigned by:



(Landlord)





Form 401

for use in the Province of Ontario

Schedule B  
Agreement to Lease – Residential

Toronto  
Real Estate  
Board

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

TENANT (Lessee), Greta Saraswat Jagpal, and

LANDLORD (Lessor), Marek Mickovsky.

for the lease of 4011 Brickstone Mews Unit # 1401, Mississauga.

dated the 29 day of April, 2017.

The Tenant and Landlord hereby acknowledge and agree that, in accordance with Section 27 of the Real Estate & Business Brokers Act 2002, Kingsway Real Estate Brokerage [hereinafter referred to as "the Brokerage"] will place the deposit from this Agreement to Lease into the Brokerage's statutory Real Estate Trust Account at TD Canada Trust and no interest shall be earned, received or paid on the the deposit.

Tenant shall submit the deposit by certified cheque, bank draft, or money order only, payable to Kingsway Real Estate Brokerage, within twenty-four (24) business hours of acceptance of Agreement to Lease.

The Parties acknowledge that information provided by any Real Estate Salesperson or Real Estate Brokerage shall NOT be construed as expert legal advice, tax advice, advice on zoning changes, engineering advice, or environmental advice, and parties acknowledge that the Salesperson and the brokerage have advised parties to seek independent professional advice on any of the above matters and concerns.

Unless otherwise stated in this Agreement, the Landlord represents that the Property is not subject to and Local Improvement Charges, or special charges, and that the Landlord has not received any notification of future changes which may affect the Property. The portion of any such charges which may be outstanding or levied in respect to the Property shall be adjusted in favour of the buyer upon completion of this transaction.

Unless otherwise stated in this Agreement, the chattels (if any) which are included in the Lease Price are being leased in "as is" condition, without warranty.

The Tenant and Landlord hereby give permission to both Real Estate Brokerages so named in this agreement to use information relating to the Lease of the subject property, including the price, in future marketing materials and for the purpose of Market Evaluations.

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

INITIALS OF TENANTS:

GSJ

INITIALS OF LANDLORD(S):

DS  
MM

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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 4011 Bricksome Mews # 1401 Mississauga  
from the 01 day of MAY, 2017, at a monthly rental of \$ 1620.00  
to become due and payable in advance on the 01 day of each and every month during my tenancy.

1. Name Greta Saraswati Jagtap Date of Birth 1981-Dec-14 SIN No. (Optional) \_\_\_\_\_  
Drivers License No. and # Occupation \_\_\_\_\_  
2. Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ SIN No. (Optional) \_\_\_\_\_  
Drivers License No. \_\_\_\_\_ Occupation \_\_\_\_\_  
3. Other Occupants: Name Asvin Anmol Jagtap Relationship Son Age 5 years  
Name Anmol Ashok Jagtap Relationship husband Age 35 years  
Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Do you have any pets? \_\_\_\_\_ If so, describe \_\_\_\_\_

Why are you vacating your present place of residence? \_\_\_\_\_

## LAST TWO PLACES OF RESIDENCE

Address: 15-3025 Parliament Ave Regina  
SK S4S 2L6

From Feb 02 2017 To 25-April 2017

Name of Landlord Prerna Broadwalk

Telephone No. 639-590-6822

## PRESENT EMPLOYMENT

Employer SSA Infosystem Inc (client: Citi Bank)

Business address 161 Bay Street, 27 Floor, Toronto, ON M5T 2S1

Business telephone 1-732-393-0034

Position held Application developer

Length of employment \_\_\_\_\_

Name of supervisor Jatin Shah

Current salary range Monthly \$ 11,550 monthly - (\$138,600 yearly)

## 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

Chequing Account # \_\_\_\_\_

## FINANCIAL OBLIGATIONS

Payments to: \_\_\_\_\_

Payments to: \_\_\_\_\_

## PERSONAL REFERENCES

Name: Sameer Sonai Kar

Telephone: 647-677-4055

Name: Divya Sharma

Telephone: 639-915-0549

## AUTOMOBILE(S)

Make: \_\_\_\_\_

Make: \_\_\_\_\_

Model: \_\_\_\_\_

Model: \_\_\_\_\_

Year: \_\_\_\_\_

Year: \_\_\_\_\_

License No: \_\_\_\_\_

License No: \_\_\_\_\_

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

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

Signature of Applicant C. Jagtap

Telephone ( ) 6393164024

Date April 2, 2017

Signature of Applicant [Signature]

Telephone ( ) \_\_\_\_\_

Date April 2, 2017



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Century 21 Green Realty Inc.

easyOFFER 2015 by R

Form 410 Revised 2009  
Reagency Systems Corp.  
www.Reagency.ca 335187





NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS A VUE PAYABLES AU CANADA  
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

5554 4123 7 21-43248

2017-05-01

NAME: MLCKOVSKY

01012 - DUFFERIN AND RANEE  
NORTH YORK, ON

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 DEVELOPMENT CITY CENTRE CORP\*\*\*\*\*

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

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS CAD  
DOLLARS CANADIENS

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

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

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

2404532  
710 81L-2015/01

TO  
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

*Handwritten signature*

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈555441237⑈ ⑆09502⑈010⑆ 01912⑈2743248⑈



to include 26 Feb. This passport contains 26 pages.

## भारत गणराज्य REPUBLIC OF INDIA

सिद्ध / Type

P

4999 9999 / Country Code

IND

આવળી નં. / Passport No.

N1600101

ਭਾਗ / Surname

**SARASWAT JAGTAP**

First Name / Given Name(s)

**GEETA**

engren / Nationality

## INDIAN

Finch / Sox

F

State of Birth

14/12/1981

जन्म स्थान / Place of Birth

AGRA, UTTAR PRADESH

जारी करने का स्थान / Place of Issue

## PUNE

प्रकाशित करने की तिथि / Date of Issue

24/07/2015

अनुसंधान की शक्ति: देशों में अंतर

23/07/2025

P<INDSARASWAT<JAGTAP<<GEETA<<<<<<<<<<<<<<<<

N1600101<4IND8112141F2507237<<<<<<<<<<<<<





T601667280







PSV #1401 Tenant's first + last month rent



151 City Centre Drive # 300  
Mississauga Ont. L5B-1M7  
Phone: 905-268-1000  
Fax: 905-277-0020

### RECEIPT OF DEPOSIT

In the event the conditions in your agreement of purchase and sale are not satisfied & a mutual release is signed, the funds will not be returned until a full 30 days clearing period has passed with TD Canada trust.

DATE: May 1 2017 TIME: 10:08 AM  
RECEIVED FROM: Geeta Jagtap  
AMOUNT: \$3,240.00 THE SUM OF: Three Thousand Two Hundred and Forty DOLLARS

PAYMENT METHOD: ☐ CERTIFIED CHEQUE ☒ BANK DRAFT ☐ CHEQUE (NOT CERTIFIED) ☐ OTHER

PROPERTY ADDRESS: 4011 Brimstone Meadows #1401

LISTING AGENT: Raymond Li

PROPERTY LISTED AS: ☒ RENTAL ☐ SALE

☐ OTHER

RECEIVED BY: Mehvish M.



PAUL ASHOK JAGTAP

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  
02712 - BAYVIEW VILLAGE CENTRE  
NORTH YORK, ON

5373 5191 8 27-43248  
2017-05-01

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

PAY TO THE  
ORDER OF  
PAYEZ A  
L'ORDRE DE

KINGSHAY REAL ESTATE BROKERAGE\*\*\*\*\*

THE SUM OF  
LA SOMME DE

\*\*\*\*\*THREE THOUSAND TWO HUNDRED FORTY

\*\*\*\*\*3,240.00

CANADIAN DOLLARS CAD

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

NOT NEGOTIABLE FOR CASH / NON NEGOCIABLE EN CASH  
FOR CANADIAN IMPERIAL BANK OF COMMERCE  
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

2404532  
710 816-2015001

TO  
TIRE

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

CHIEF EXECUTIVE OFFICER / CHIEF DE LA DIRECTION

⑈537351918⑈ ⑆09502⑈0101⑆ 02712⑈2743248⑈

## TENANT(S) REGISTRATION FORM

It is important that management is always updated with your information for correspondence and emergency purposes. Please take the time to fill in the registration form and return to the Management Office. Rest assured that all information is held in the strictest confidentiality.

### SUITE INFORMATION

Date: May 1, 2017 Corporation Name: PSV 1 at parkside Village  
 Suite: 1401 510 Curran Place, Mississauga, Ontario L5B 0J8  
 Parking(s): P4-58 Locker(s): PS-2 - #22  
 Fob #: \_\_\_\_\_ Fob #: \_\_\_\_\_  
 Fob #: \_\_\_\_\_ Fob #: \_\_\_\_\_  
 Primary Tenant Name: Greta Saraswat Jagtap  
 Lease Start Date: May 1, 2017 Lease End Date: April 30, 2018

### RESIDENT INFORMATION

- Name: Greta Saraswat Jagtap Home Phone No.: \_\_\_\_\_  
 Cell/Work: 639-571-4024 Email: Greta.Saraswat@gmail.com
- Name: \_\_\_\_\_ Child ☐  
 Cell/Work: \_\_\_\_\_ Email: \_\_\_\_\_
- Name: \_\_\_\_\_ Child ☐  
 Cell/Work: \_\_\_\_\_ Email: \_\_\_\_\_
- Name: \_\_\_\_\_ Child ☐  
 Cell/Work: \_\_\_\_\_ Email: \_\_\_\_\_
- Name: \_\_\_\_\_ Child ☐  
 Cell/Work: \_\_\_\_\_ Email: \_\_\_\_\_

Greta Saraswat Jagtap  
 Print Name

Greta Saraswat  
 Tenant's Signature



**April 22, 2017**

**Ms. Geeta Sarswat Jagtap**

**Ste #15, Parliament Avenue**

**Regina - S4S 2L6, Saskatchewan**

**Canada**

**Dear Ms. Jagtap,**

I am pleased to confirm our verbal offer of employment to you for a **regular full-time** position with **SSA InfoSystems, Inc.** as **Sr. Application Developer**, effective **on/ around May 08, 2017**. As discussed, this offer is conditional upon completion of satisfactory references that could include, but is not necessarily limited to, a review of past employment and education records.

The details of our offer, including the terms and conditions of your employment, are attached as Schedule "A."

Please take the time to carefully review our offer. This letter, along with the enclosed schedules, outlines the obligations of both **SSA InfoSystems, Inc.** and yourself with respect to your employment conditions, and is governed by the laws of the Province of Ontario. It details the terms and conditions of your employment with **SSA InfoSystems, Inc.** and will form our agreed upon employment contract with you once signed.

Accepting employment will be conditional upon agreeing to and signing the attached copy of this letter and the attached Schedule(s), initialing each page in the right-hand corner, and returning it to me upon your earliest convenience, but prior to your first day of employment.

**Ms. Jagtap**, we look forward to welcoming you to the **SSA InfoSystems, Inc.** team and wish you a successful and rewarding career with us.

Sincerely,

**Persis Payfi**

**Manager- Human Resources**

GSJ

Geeta Sarswat

161 Bay Street, 27th Floor, Toronto, Ontario - M5J 2S1, Canada  
Tel: 1 732 393 0034





I, *Ms. Jagtap*, acknowledge that I have read, understood and accept this offer and the terms and conditions contained in the attached Schedule(s), and agree to be bound by the terms and conditions of employment as outlined therein.

*G. Soraemat.*

Signature

*24-April-2017*

Date

*GST*

161 Bay Street, 27th Floor, Toronto, Ontario - M5J 2S1, Canada  
Tel: 1 732 393 0034

Scanned by CamScanner





SSA INFOSYSTEMS INC.

Schedule A

SSA Infosystems, Inc.

Terms and Conditions of Employment

The following outlines the terms and conditions of employment with *SSA Infosystems, Inc.* The Company reserves the right to change these terms and conditions as necessary, with due notice.

<b>Title</b>	<i>Application Developer</i>
<b>Initial Reporting Relationship</b>	<i>Jatin Shah – Client Partner</i>
<b>Responsibilities</b>	While employed by the Company, you agree to work on a full-time basis exclusively for the Company and agree that you shall not, while you are employed by the Company, be employed or engaged in any capacity, in promoting, undertaking or carrying on any other business that competes with the Company or interferes or could reasonably interfere with your duties to the Company without our prior written permission.
<b>Salary</b>	<i>CAD\$ 550/day</i>
<b>Status</b>	<i>Full-time</i>
<b>Start Date</b>	<i>On/ around May 08, 2017</i>

G-S-J

161 Bay Street, 27th Floor, Toronto, Ontario - M5J 2S1, Canada  
Tel: 1 732 393 0034

*G. Sarawat*







### Job Description

Ms. Jagtap will be employed as a Sr. Application Developer for Citigroup located at 5900 Hurontario Dr., Mississauga, ON L5R 0B8, Canada

GST

Gorant

161 Bay Street, 27th Floor, Toronto, Ontario - M5J 2S1, Canada  
Tel: 1 732 393 8034





Print This Page

Close Window

Equifax Credit Report and Score™ as of 04/28/2017

Name: Amol Ashok Jagtap

Confirmation Number: 4125292377

Credit Score Summary

796 | Excellent

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 excellent. Based on this score, you should be able to qualify for some of the lowest interest rates available and a wide variety of competitive credit offers should be available to you.



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.

- Age of oldest trade.
- Number of Trades Opened in the Last 6 Months.
- Age of oldest national card trade.

Your Loan Risk Rating

796 | Excellent

Your credit score of 796 is better than 67% of Canadian consumers. The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

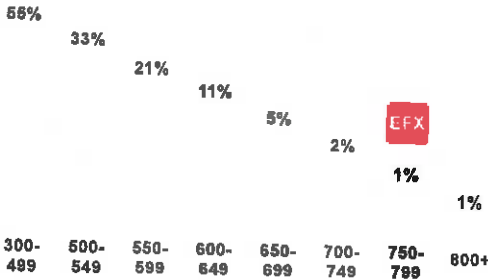
The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a very low risk. You may qualify for a variety of loan and credit offers at some of the lowest interest rates available. If you're in the market for credit, this is what you might expect:

- You may be able to obtain high credit limits on your credit card.
- Many lenders may offer you their most attractive interest rates and offers.
- Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

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: AMOL ASHOK JAGTAP  
SIN: 683XXX346  
Date of Birth: 1982-10-XX

Current Address

Address: 15 PARLIAMENT AVE #3025  
REGINA, SK  
Date Reported: 2017-02 2017-02

Previous Address

Address: 3025 PARLIAMENT AVE #15  
REGINA, SK  
Date Reported: 2017-02 2017-02

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.

VIRGIN MOBILE

Phone Number:	(866)612-8483	High Credit/Credit Limit:	\$47.00
Account Number:	XXX...074	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$43.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2017-02	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	03		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	\$1,500.00
Account Number:	XXX...437	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00



4/28/2017

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

Date Opened:	2017-02	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	03		
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		

## 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

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.)

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

## 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.

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.

2017-04-28	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-04-28	EQUIFAX PERSONAL SOL (800)871-3250

## 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 the change was made.





Carlo Pucci, CFP  
Senior Financial Advisor

181 University Ave.  
Suite 408  
Toronto, Ontario  
M5H 3M7

October 26, 2016

Amacon Development (City Centre) Corp.  
37 Bay St., Suite 400  
Toronto, ON M5B 3B2

Re: Marek Mickovsky - purchase of 1401-4011 Brickstone Mews, Mississauga ON

Dear Sir/Madam:

Marek Mickovsky has been a client of CIBC for many years. I understand he will require a mortgage of 75% of the purchase price of this new construction condo which amounts to mortgage financing of \$208,050.

Upon review of his current financial situation including verified income and liabilities, his debt ratio is very low and his credit rating is excellent, and as such, I can confirm that he's been pre-approved for this mortgage.

Please feel free to contact me directly if you have any questions regarding this matter or if you require any further information or details.

Thank you

A handwritten signature in black ink, appearing to read "Carlo Pucci".

Carlo Pucci, CFP  
Senior Financial Advisor  
Tel: (416) 980-5304 x. 340  
Email: carlo.pucci@cibc.com

