

Worksheet

Leasing

Suite: 1411 Tower: PSV Date: May 25/17 Completed by: Silvi

Mark N. Hanna

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
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1,695. Draft No. 5581 7688 9
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 55,680.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- Notes { ● 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:

International Student. Find student visa.

USFT letter r deposit receipt.

See Schedule A - Paying one year up front.

PSV - TOWER ONE
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
MARK N. HANNA (the "Purchaser")

Suite **1411** Tower **ONE** Unit **11** 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-five percent (25%) of the Purchase Price by the Occupancy Date;
30% Mark N. Hanna
- (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 *26th* day of *March* *2012*

Amac

Witness:

Mark Hanna

Purchaser: **MARK N. HANNA**

THE UNDERSIGNED hereby accepts this offer.

DATED at *Mississauga* this *23* day of *April* *2012*.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

[Signature]

PER:

Authorized Signing Officer
I have the authority to bind the Corporation



Agreement to Lease
Residential



Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 16 day of May 2017

TENANT (Lessee), Jiayi Zhang

(Full legal names of all tenants)

LANDLORD (Lessor), Mark Hanna

(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:

4011 Brickstone Mews 1411

1 Year

Mississauga ON

L5B 0T7

2. TERM OF LEASE: The lease shall be for a term of May 19 2017 - May 31 2018 commencing May 19 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 five

Mt

Canadian Dollars (CDN\$ 1,600.00)

payable in advance on the first day of each and every month during the term 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 with/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to KINGSWAY REAL ESTATE BROKERAGE BROKERAGE

in the amount of Three Thousand Two Hundred Fifty

Mt

Canadian Dollars (CDN\$ 3,200.00)

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 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 accrued, 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 Partial Application completed prior to this Agreement will occupy the premises.

Premises to be used only for:

Jiayi Zhang
Jiayi Zhang's Parent (Holiday Time)

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

	LANDLORD	TENANT
Gas	☒	☐
Oil	☐	☐
Electricity	☐	☒
Hot water heater rental	☐	☐
Water and Sewerage Charges	☒	☐
Cable TV	☐	☒
Condominium/Cooperative fees	☒	☐
Garbage Removal	☒	☐
Other:	☐	☐
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 basis of the current year, and to be payable in equal monthly instalments in addition to the above mentioned rental, provided however, that the total 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:**
8. **ADDITIONAL TERMS:** One Locker
9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A B C

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant Landlord
(Landlord/Tenant) until 6:00 p.m. on the 17

day of May, 2017, after which time if not accepted, this Agreement shall be 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 hereto, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)
Email Address: (For delivery of Documents to Landlord) Email Address: johnsonybz@hotmail.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 provided 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.

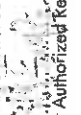
INITIALS OF TENANT(S): INITIALS OF LANDLORD(S):

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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)

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

(Tenant or Authorized Representative)

DATE May 16, 2017
(Seal)

(Witness)

(Tenant or Authorized Representative)

DATE
(Seal)

(Witness)

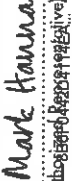
(Guarantor)

DATE
(Seal)

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:

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

(Witness)

(Landlord or Authorized Representative)

DATE 5/16/2017
(Seal)

(Witness)

(Landlord or Authorized Representative)

DATE
(Seal)

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) DATE (Seal)

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 a.m./p.m. this day of , 20 .
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage Kingsway Real Estate Brokerage Raymond Li Tel.No. (905) 268-1000

Co-op/Tenant Brokerage HOMELIFE LANDMARK REALTY INC. JOHNSON YUAN Tel.No. (905) 305-1600
(Salesperson / Broker Name) (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.

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) Mark Hanna DATE 5/16/2017
889F042D4114EA

(Tenant) DATE
(Tenant)

(Landlord) Address for Service

(Tenant) Address for Service

Tel.No.

Tel.No.

Landlord's Lawyer

Tenant's Lawyer

Address

Address

Email

Email

Tel.No.

Tel.No.

FAX No.

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 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 as of the 16th day of May, 2017, at the acceptance of the foregoing Agreement to Lease.

Acknowledged by:


(Authorized to bind the Brokerage)


(Authorized to bind the Co-operating Brokerage)

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

TENANT (Lessee), Jiayi Zhang, and

LANDLORD (Lessor), Mark Hanna, Mississauga ON

for the lease of 4011 Brickstone Mews 1411

LSB 0J7, dated the 16 day of May, 2017

The parties to this Agreement to lease acknowledge that all the terms and/or conditions contained herein shall comply with the rental laws of the Province of Ontario as governed by the Residential Tenancies Act (2006) and amendments thereto.

The Tenant shall give the Landlord prompt written notice of any repair required, and the Landlord shall carry out all repair within a reasonable time. The Tenant agree to be responsible for all damages whatsoever caused by his willful or negligent conduct or that of person permitted or caused to be on the premises by him/her, and for all damages resulting from his failure to notify the Landlord promptly of any defect or damage within the rented premises requiring repairs.

The all appliances belonging to the Landlord are to remain on the premises for the Tenant's use.

The Landlord shall instruction all Bylaws of the Condominium Corporation; Tenant shall comply with all the Bylaws of the Condominium Corporation.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing .

The parties to this Agreement agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the parties. [Mkt] [Mkt]

The tenant will deliver the certified CHQ of Sixteen Thousand CAD (\$16000.00) to Landlord on commerce day. This will cover the rest of the rent payment of the lease term. The landlord shall give tenant receipts for the full lease term rent.

The landlord shall give tenant 2 set of keys and fobs on commerce day, The tenant shall return to landlord when the lease term is ended.

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

INITIALS OF TENANT(S): [Jy]

INITIALS OF LANDLORD(S): [Mkt]

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Ontario Real Estate Association

Schedule B
Agreement to Lease – Residential

Form 401

for use in the Province of Ontario

Toronto
Real Estate Board

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

TENANT (Lessee), Capital City Realty and

LANDLORD (Lessor), MASS. HANDEL

for the lease of 211 BUCKINGHAM ST. MISSISSAUGA, ON
dated the 16 day of May, 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:

[Signature]

INITIALS OF LANDLORD(S):

[Signature]

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Confirmation of Co-operation and Representation



Form 320

for use in the Province of Ontario

BUYER: Jiayi Zhang

SELLER: Mark Hanna

For the transaction on the property known as: 4011 Brickstone Mews 1411

Mississauga ON.

L5E 0J7

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 included or included 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 party to which the 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)

☐ 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)


BUYER



CO-OPERATING/BUYER BROKERAGE


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
Half Months Rent plus HST
(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:

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 has 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)

HOMELIFE LANDMARK REALTY INC.

(Name of Co-operating/Buyer Brokerage)

7240 WOODBINE AVE UNIT 103 MARKHAM

Tel.: (905) 305-1600 Fax: (905) 305-1609

John Yuan Date: May 16 2017
(Authorized to bind the Co-operating/Buyer Brokerage)

JOHNSON YUAN

(Print Name of Broker/Salesperson Representative of the Brokerage)

(Name of Listing Brokerage)

151 City Centre Drive 3rd Floor

Tel: 905-268-1000 Fax: 905-277-0020

DocuSigned by:

Mark Hanna Date: 5/16/2017
(Authorized to bind the Listing Brokerage)

(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.

[Initials]

BUYER'S INITIALS

[Initials]

SELLER'S INITIALS

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

Mark Hanna Date: May 16 2017

(Signature of Buyer)

DocuSigned by:

Mark Hanna Date: 5/16/2017
(Signature of Seller)

(Signature of Buyer)

Date:

(Signature of Seller)

Date:

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Schedule "C" to Agreement to Lease
4011 Brickstone Mews #1411

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 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 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.

(Tenant)

DocuSigned by:

Mark Hanna

(Landlord)

Schedule "C" to Agreement to Lease
4011 Brickstone Mews #1411
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.

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.

DocuSigned by:
Mark Hanna
(Landlord)

5/16/2017

(Date)

(Tenant)

(Date)

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: 4011 Brickstone Mews 1411 Mississauga ON L5B 0J7 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 16 day of May, 2017

This offer was submitted by: BROKERAGE: HOMELIFE LANDMARK REALTY INC.

SALES REPRESENTATIVE/BROKER: JOHNSON YUAN

I/We, Jason Zhang Yuan, have signed an offer for the property.
Buyer signature Dated May 16 2017 Buyer signature Dated

This offer was submitted, by email (by fax, by email or in person) to the Listing Brokerage at 8:00 a.m./p.m. on the 16 day of May, 2017 Irrevocable until 6:00 a.m./p.m. on the 17 day of May, 2017

(For Buyer counter offer - complete the following)

I/We, _____, have signed an offer for the property.
Name of Buyer(s)

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 _____, 20____ Irrevocable until _____ a.m./p.m. on the _____ day of _____, 20____			

For Listing Brokerage receiving the offer:

SELLER(S): Mark Hanna

SELLER(S) CONTACT: _____ (ie. phone / email / fax)

LISTING BROKERAGE:

SALES REPRESENTATIVE/BROKER:

This offer was received, _____ by the Listing Brokerage at 8pm 16th May 2017
(by fax, by email or in person) Email 16th May 2017

This offer was presented, _____ to the Seller(s) at _____ a.m./p.m. on the _____ day of _____, 20____
(by fax, by email or in person)

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

Comments: _____



MARK HANNA

HYUN-JOO HANNA

NAME OF REMITTER / DONNEUR D'ORDRE

PAY TO THE ORDER OF

PAYEZ À L'ORDRE DE

THE SUM OF LA SOMME DE

NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA

INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

07232 - THOMPSON & STEELES
BANKING CENTRE
MILTON, ON

TRANSIT NO.
N° D'IDENTIFICATION

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****ONE THOUSAND SIX HUNDRED NINETY FIVE

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

710 BIL-2015/01
2404532

TO TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

CANADIAN DOLLARS
DOLLARS CANADIENS

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

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

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHIEF DE LA DIRECTION

5581 7688 9 27-43248

2017-05-17

DATE Y/A M/M D/J

\$*****1,695.00

⑈558176889⑈ ⑆09502⑈010⑆ 07232⑈2743248⑈

PSV #1411 Leasing fee

May 20, 2017
Received by
[Signature]

The figure consists of 10 sub-diagrams arranged in two rows of five. Each sub-diagram shows a different stage of a 2D hexagonal lattice. The first sub-diagram shows a single hexagon. The second shows two hexagons sharing a common edge. The third shows a small cluster of three hexagons. The fourth shows a more complex cluster of four hexagons. The fifth shows a larger cluster of five hexagons. The sixth sub-diagram shows a single hexagon with one edge highlighted. The seventh shows a single hexagon with two edges highlighted. The eighth shows a single hexagon with three edges highlighted. The ninth shows a single hexagon with four edges highlighted. The tenth shows a single hexagon with five edges highlighted.

The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.

护照号码/Passport No.:

E32520840

姓名/Name

张嘉怡
ZHANG, JIAYI

性別/Sex

1990

女
F
CHINESE
III
1998

出生地点/Place of birth

三、

1970-11-18

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

[illegible]

INVESTIGATION OF THE EFFECTS OF THE

INVESTIGATION OF THE EFFECTS OF THE

有效期至/DATE OF EXPIRY

湖南 / HUNAN

湖南 / HUNAN

13 11月/NOV 2018

签发机关/Authority

公安部出入境管理局

卷八

MPS: Exit & Entry Administration

10

E325208408CHN9807165F1811135NFMFLMM00CPJA936

Citoyenneté et
Immigration Canada



CANADA

PROTECTED WHEN COMPLETED
IMMIGRATION

BB167 670 381

F310721664

21

签证

PERMIT
CANADA
PASSPORT
CANADA
NO
OTHER SCH BRG/DIST/DIV ONT
ANY PRIMARY OR SECONDARY INSTI
FPG 9650072
AUTHORIZED FROM ENGAGING IN
MENT IN CANADA.
LEAVE CANADA BY 31 JUL 2017
CANADA

SURNAME, GIVEN NAMES - NOM DE FAMILLE, PRÉNOMS ZHANG, JIAYI			
BIRTH DATE - DATE DE NAISSANCE 16 JUL 1998		SEX - SEXE FEMALE	
COUNTRY OF BIRTH - PAYS DE NAISSANCE CHINA		COUNTRY OF CITIZENSHIP - CITOYEN DE CHINA	
OFF. FILE NO. - N° DE RÉF. DU BUREAU S300876856		CLIENT ID. - ID DU CLIENT 9269 - 2142	
DATE SIGNED - SIGNÉ LE 31 MAR 2015		VALID UNTIL - DATE D'EXPIRATION 31 JUL 2017	
		EXT. NO. - CODE PROROG. 00	

CANADA



CANADA

THIS PERMIT DOES NOT AUTHORIZE THE HOLDER TO ENGA
GE IN OFF CAMPUS EMPLOYMENT IN CANADA.

THIS DOES NOT AUTHORIZE RE-ENTRY.

Canada

PIA TERM 1 3273

THE PROPERTY OF THE GOVERNMENT OF CANADA
IENT EST LA PROPRIÉTÉ DU GOUVERNEMENT DU CANADA

MM 1442 (03-2008) 8

KINGSWAY

REAL ESTATE BROKERAGE

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 17th, 2017 TIME: 4:55 PM
RECEIVED FROM: Johnson Yuan
AMOUNT: \$3250.00 THE SUM OF: Thirty-two fifty & DOLLARS

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

PROPERTY ADDRESS: 4011 Brickstone Mews 1411

LISTING AGENT: Raymond Li

PROPERTY LISTED AS: ☒ RENTAL ☐ SALE

☐ OTHER

RECEIVED BY: Hajra



1035B (1215)

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

The Toronto-Dominion Bank

2098 BRIMLEY ROAD
TORONTO, ON M1S 5X1

81434208

DATE

2017-05-17

Transit-Serial No.

1175-81434208

Pay to the

Order of KINGSWAY REAL ESTATE BROKERAGE BROKERAGE

\$ *****3,250.00

*****THREE THOUSAND TWO HUNDRED FIFTY *****00/100- Canadian Dollars

Re Deposit For 4011 Brickstone 1411

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

Authorized Officer

Countersigned

Number

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

⑈B1434208⑈ ⑆09612⑈004⑆

⑈3808⑈



May 12, 2017

Jiayi Zhang
4620 Finch Avenue East
Scarborough ON M1S 4G2

U of T Applicant Number: 1004298128
UTOR id: zhan5126
OUAC Reference Number: 20170368660

Dear Jiayi Zhang:

We are delighted to offer you a place at the University of Toronto. Your record of achievement has distinguished you in a pool of highly accomplished applicants and you have been selected for 2017 admission to Studies in Psychology at the University of Toronto Mississauga. Congratulations!

In addition, we are delighted to inform you that you will be awarded a University of Toronto Mississauga (UTM) Entrance Award in the amount of \$2,000. This award is contingent on you maintaining your academic standing and achieving a final grade 12 admission average of at least 85% with no repeated courses. You must also meet any additional conditions of this offer of admission and register in a full-time course load at UTM for the 2017-18 Fall/Winter Session.

At the University of Toronto, we are committed to helping you reach your highest potential. We believe you will be an excellent addition to a community of scholars who share a passion for learning, a deep curiosity about the world and a commitment to making a difference. You'll have a chance to learn from professors who lead in their fields and to benefit from the resources of a major international institution. You'll make friends with others who share your interests and aspirations. You'll grow with us here on a campus that offers research and teaching excellence within a close-knit academic community. We welcome you to an exciting intellectual adventure.

You have a lot to think about while making this important decision about your future, and we are here to help. In addition to providing important, customized information related to your U of T choice(s), the Join U of T website offers a social network connecting you with future classmates and other members of our vibrant community.

Some important logistics:

- Legally speaking: Please read the Terms & Conditions of this offer (encl.).
- Timelines: Accept your offer at join.utoronto.ca by selecting 'Accept My Offer'. Your response must be received no later than Thursday, June 1, 2017.
- Upon your registration at the University of Toronto your U of T applicant number will become your U of T student number and you will be given a U of T email address. All email communications will be sent to your 'utoronto' address.



RBC Royal Bank

Mark Hanna
1231 Book Drive
Milton, ON
L9T5C4

Royal Bank of Canada

55 Ontario Street South
Milton, ON L9T 2M3

Tel.: 905-875-0600
1-800-769-2511
Fax: 905-875-1780

Dear Mark,

Re: Mortgage application

Congratulations and thank you for choosing us for your mortgage needs. I'm pleased to confirm that you've been approved for a mortgage as per the details and conditions we have discussed.

Property: Dwelling Unit 11, Level 13, Suite 1411, 4011 Brickstone Mews, Mississauga ON

As per the seller's requirement, you have been approved for a mortgage with RBC Royal Bank.

Thank you for choosing RBC and congratulations on your new home!

George Bajoon
Mortgage Specialist
RBC Royal Bank
Cell: 647 339 3489