

Worksheet

Leasing

Suite: 1801 Tower: PSV Date: Apr. 12/17 Completed by: Silvi

Li Mi

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
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 42,713
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- ✓ ● Copy of Tenant's employment letter or paystub (Student Enrolment Certificate)
- ✓ ● 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:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **1801** Tower **ONE** Unit **1** Level **17** (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:

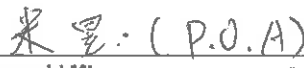
- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser 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 2nd day of April 2017.

Witness: 

 (P.O.A)
Purchaser: **LI MI**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 3rd day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
Authorized Signing Officer

This Agreement to Lease dated this 8 day of April 2017

TENANT (Lessee), Zhou, Tian
(Full legal names of all Tenants)

LANDLORD (Lessor), LI MI (YU MI (P.O.A.))
(Full legal name of Landlord)

ADDRESS OF LANDLORD 4011 Brickstone Mews, Mississauga, ON L5B 0J7
(Legal address for the purpose of receiving notices)

Mailing Address: 4300 Thom Gardens, Mississauga, ON L5L 2B5
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, Mississauga, ON L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of 12 months 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 Canadian Dollars (CDN\$ 1,600),

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 Here with
(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to LI MI "Deposit Holder"

in the amount of Three Thousands Two Hundreds

Canadian Dollars (CDN\$ 3,200) 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: Zhou, Tian & Kwon, Kusun

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other:.....	<input 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):

TZ

INITIALS OF LANDLORD(S):

YM

(P.O.A.)



7. **PARKING:**

As described in Schedule "A"

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**

10. **IRREVOCABILITY:** This offer shall be irrevocable by until p.m. on the day of , 20..... 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.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: (For delivery of Documents to Landlord) Email Address: (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)
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. **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):

TZ

INITIALS OF LANDLORD(S):

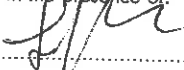
YM (P.O.A)



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19. **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) KWON, K. SUIN 

(Witness)

(Witness)

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

(Tenant or Authorized Representative) 周子

(Tenant or Authorized Representative)

(Guarantor)

(Seal)

(Seal)

(Seal)

DATE April 8th 2017

DATE

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) YUNMING REN 

(Witness)

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

(Landlord or Authorized Representative) 米里 (P.O.A)

(Landlord or Authorized Representative)

(Seal)

(Seal)

DATE Apr. 8, 2017

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 11:00 a.m./p.m. this 8 day of April, 2017 

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage.....	Tel.No.
.....
Co-op/Buyer Brokerage.....	Tel.No.
.....

ACKNOWLEDGEMENT

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

(Landlord) DATE

(Landlord) DATE

Address for Service.....

Tel.No.

Landlord's Lawyer.....

Address.....

Email.....

Tel.No.

FAX No.

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

(Tenant) DATE

(Tenant) DATE

Address for Service.....

Tel.No.

Tenant's Lawyer.....

Address.....

Email.....

Tel.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 date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)



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Form 400 Revised 2014 Page 3 of 7

WEBForms® Nov/2013

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

TENANT (Lessee), Zhon, Tian, and

LANDLORD (Lessor), LI MI

for the lease of Unit 1801, 4011 Brickston Mews, Mississauga, ON

dated the 8 day of April, 2017

LANDLORD AGREES TO:

1) the following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, B/I Dishwasher, Washer and Dryer _____. Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of cleanliness at the Tenant's cost.

2) grant use of parking space # 66 (P4) & locker # 45 (P4) ONLY applicable if numbers are inserted.

3) provide 2 unit key(s), 1 mail box key(s). Building fob(s) are issued and controlled by the Condo Corporation Management (Schedule A-21).

4) to provide a professionally clean the unit, appliances and broom where laid.

5) Landlord shall pay real estate taxes, condominium fees and maintain Landlord Insurance Policy on the premises. Tenant acknowledges the Landlord's Insurance provides no coverage on Tenant's personal property or Liability.

TENANT(S) AGREES TO:

1) along with members of the household, and guests, will comply with the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners. Landlord agrees to provide a copy of the Bylaws and Rules and Regulations.

2) not to make any decorating changes or alterations to the interior or the common elements of the premises without the express written consent of the Landlord or his authorized agent.

3) be responsible for the normal up keep and maintenance of the unit, the appliances and furnishings herein included in the rent, keep good housekeeping and return the property in the same condition upon termination of this Lease, all repairs to the appliances will be the responsibility of the Landlord, unless the damage was caused by the Tenant. The Tenant also agrees to pay for all damages caused by tenant or their guests, save and except for normal wear and tear. The Landlord retains the right to inspect and complete repairs inside the premises if necessary, upon notice being given to the Tenant in accordance with The Residential Tenancies Act.

4) To pay for all costs incurred by landlord for any damage to the unit, violation of the building rules & regulations and legal fees incurred because of the action of the tenant(s) and/or guest(s).

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

INITIALS OF TENANT(S):

TZ

INITIALS OF LANDLORD(S):

YM (P.O.A)



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

TENANT (Lessee), Zhan, Tian, and

LANDLORD (Lessor), LI MI

for the lease of Unit 1801, 4011 Brickstone Meadows, Mississauga, ON

dated the 8 day of April, 2017

5) Tenant agrees to notify the Landlord within 24 hours of any and all problems with the premises and leave access for the manager or appropriate trade personnel to remedy the problem immediately, failing which the Tenant will be responsible for all costs incurred.

6) To inspect the unit with their agent & complete the Inspection Report on occupancy confirming condition of unit and contents. Further agrees to provide a refundable key deposit (Exempt under Section 7 of Section 134) in the amount of \$ 200 payable to: LI MI

7) LESSEE shall, at his/her own expense, obtain and maintain as would a prudent tenant "all risk" property insurance in respect of the Tenant's contents and personal effects in the premises as well as comprehensive general liability insurance in an amount not less than ONE(1) MILLION DOLLARS and any other insurance coverage for the premises as would a prudent tenant of similar premises. Tenant agrees to be responsible for the payment of any and all insurance premiums. Copy of property insurance coverage shall be provided to landlord prior to occupancy and provide proof of insurance prior to occupancy. The Tenant further agrees to indemnify and save harmless the Landlord from any and all claims. T Z (Tenant MUST initial)

8) acknowledge that the landlord or his agent can enter the unit under The Residential Tenancies Act, Section 26-3 without written notice, between 8 a.m. and 8 p.m. if a notice of termination has been given by either the landlord or tenant, or there is an agreement to terminate the tenancy, and the landlord wants to show the unit to a potential new tenant (although notice is not required, the landlord must try to inform the tenant before entering for this reason).

9) voluntarily agrees to provide post-dated cheques in the amount of \$ Canadian dollars, dated from , 20 to , 20 payable in the name of:

10) the termination date and time of the lease is: 5:00 p.m. on April 30, 2018 and further agrees to provide an executed Form N9 by all parties on the lease to terminated the lease, unless the lease is extended in writing.

11) to return the unit in the same condition, less normal wear and tear, as it was given and have the unit, appliances, floors and carpet professionally cleaned upon vacating of premises, not to allow any pets in the unit and not to allow smoking in the unit. Failing which, if access is not returned to the landlord and the new tenant(s) are denied occupancy to a professionally cleaned unit, all costs incurred will be the responsibility of the tenant(s) and the Landlord will charge an administration fee of \$75.00 to arrange the emergency cleaning.

12) The move out inspection will be scheduled with the Landlord or his authorized agent once the tenant(s) has confirmed the unit is vacant, empty and professionally cleaned and his/her agent has confirmed move out condition. If the unit has to be re-inspected because it was not returned professionally cleaned or vacated the tenant agrees to pay \$75 for an additional inspection.

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

INITIALS OF TENANT(S): TZ INITIALS OF LANDLORD(S): YM (P.O.A)



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

TENANT (Lessee) 1 周 Zhai, Tian....., and

LANDLORD (Lessor) LI MI.....

for the lease of Unit 1801, 4011 Brickstone Mews, Mississauga, ON

dated the 8 day of April, 2017.

- 13) to pay fifty dollars (\$50.00) NSF charge for each returned cheque and replace funds due with a bank draft or money order for the rent plus the NSF charge and applied interest payable at a rate of six (6)% and delivered in person or by courier to the address for service to the landlord within 24 hours of notification.
- 14) to allow access to the unit every two months with a minimum of 24 hours notice for the purpose of inspecting the unit.
- 15) complete registration forms required to reside in the building, set up the hydro & hot water heater accounts if required under the lease and must provide copy of first & last invoice to Landlord with proof of payment, book the elevator and register with the management office. The building may charge a fee to move in/out and will have restrictions as to times and days when moves are not possible, it is the tenant's responsibility to ensure the building policy are followed.
- 16) the unit keys are not to be duplicated without permission of the landlord or his agent and must be returned in the same condition. If all key(s) are not returned at the end of the lease the tenant agrees to pay for the cost of replacing the lock, fobs and all key, such cost will be deducted from the key deposit as stipulated in Schedule "A" clause 6.
- 17) that an accepted Agreement to Lease shall form a Tenancy Agreement if no agreement is signed between the Parties.
- 18) on potential subletting, the Tenant must obtain the Landlord's written consent and will be charged an administration fee of \$400.00 for the sublease. The tenant further agrees that the items in the premise, including all leaseholds, are in good condition as of date of sublease and the unit will be left in good condition at the end of the lease term, failing which the Tenant will be responsible for damages to premises and/or loss of content.
- 19) the Deposit and Prepaid rent will be rendered in a Bank Draft payable to the Deposit Holder as per (Page 1-4).
- 20) the Landlord agrees that the Tenant if not in default of the Lease terms and conditions, may have an option to renew the Lease with applicable legislative rental increases, providing the Tenant notifies the Landlord in writing no later than 60 days prior to the expiry of the Lease and the Landlord has not notified the Tenant in writing no later than 60 days prior to the expiry of the Lease of their intentions to offer the said unit for sale or for the Landlord's own use, and at which time the landlord at his sole discretion may offer to the Tenant a month-to-month arrangement. It is hereby understood and agreed between the parties hereto that this offer to Lease is conditional until 6:00 p.m. two business days after acceptance upon the Landlord satisfying the Landlord in his sole and absolute discretion with respect to the the employment, references, personal and/or credit worthiness of the Tenant. Tenant hereby agrees to forthwith submit all necessary financial information as may be deemed appropriate by the Landlord including executing Schedule

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

INITIALS OF TENANT(S): TZ **INITIALS OF LANDLORD(S):** YM (P.O.A)

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

TENANT (Lessee), Zhou, Tian, and

LANDLORD (Lessor), LI MI

for the lease of Unit 1801, 4011 Brickstone Mews, Mississauga, ON

dated the 8 day of April, 2017

"B'- Rental Application. This clause has been inserted for the benefit of the landlord and in the event that the Landlord is not able to confirm the information provided by the Tenant, the Landlord may so notify the Tenant in accordance with any other provisions for the delivery of notice in this Agreement to Lease or any Schedule thereto within the prescribe period, in which case the deposit shall be returned in full without interest or deduction, failing which the Landlord shall be deemed to have accepted the Tenant.

21) The tenant(s) agrees and acknowledges that:

(i) the tenant(s) approval was based on the information provided as to the number of occupants, the only occupants authorized to occupy premises during the term of this lease will be the ones listed on the Rental Application and the Form 5.

(ii) Access fob(s) may be issued by the condominium corporation only to the occupants named in the lease.

(iii) to obtain a fob the occupants must first register in person with the condominium corporation and provide them with copies of their required identification documents. (iv) A maximum of only 1 () fobs will be issued. The Tenant(s) agree to use the premises as a private residence only and for no other purpose; and not at any time exercise or carry on or permit to be exercised on in the premises or on or about the condominium corporation common elements, any trade, business, occupation calling or illegal act.

The Tenant(s) agrees and acknowledge that only the following persons and no other persons may occupy the premises:

Name: KISUN KWON Age: 25
Zhou, Tian 29

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

INITIALS OF TENANT(S): TZ

INITIALS OF LANDLORD(S): YM (P.O.A)



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YU MI

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

04922 - ERIN MILLS TOWN CENTRE
BANKING CENTRE
MISSISSAUGA, ON

5523 9556 8

27-43248

2017-04-10

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF
PAYER À
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****1,695.00

THE SUM OF
LA SOMME DE

*****ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS CAD
DOLLARS CANADIENS

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

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

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

2404532
710 BIL-2015/01

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈552395568⑈ ⑆09502⑈010⑆ 04922⑈2743248⑈

PSV 1801 - Lease Fee



BANK DRAFT / TRAITE DE BANQUE
09232 - WINSTON CHURCHILL &
ARGENTIA BANKING CENTRE
MISSISSAUGA, ON

2728 8991 6

27-43345

2017-02-03

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
PAYER À
L'ORDRE DE

BLANEY MCMURTRY LLP IN TRUST*****

*****\$13,970.00

THE SUM OF
LA SOMME DE

*****THIRTEEN THOUSAND NINE HUNDRED SEVENTY

CANADIAN DOLLARS CAD
DOLLARS CANADIENS

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

THIS INSTRUMENT CONTAINS SECURITY FEATURES
CET INSTRUMENT COMPREND DES ÉLÉMENTS DE SÉCURITÉ

2404575
129 BIL-2014/10

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

AUTH. NO. / AUTOR. N°
V1300

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

COUNTERSIGNED / CONTRESIGNÉ

PSV 1301 Assignment Top-Up

⑈ 272889916⑈ ⑆09502⑆010⑆ 09232⑆2743345⑈

(Top-up already provided for Assignment)

Driver's Licence ON
Permis de conduire CANADA

ON
CANADATIAN
ZHOU,
XIAO-WEI

1-306 ELLIS STREET W.
WINDSOR, ON, N8X 1B1

Z3627 - 74108 - 81129

2016/12/08

DR29H5611

13

1

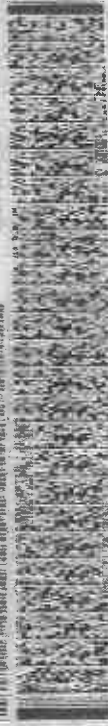
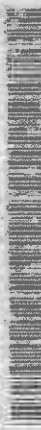
07500731

1-800-4-A-1986

ServiceOntario.ca

00298561

1102



PSV 1801 - first + last month rent

651 BL
(05/14)
\$CAN

BMO  Bank of Montreal • Banque de Montréal

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

319181

DATE 20170408
Y/A M/M D/J

2146 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ONTARIO, CANADA L5L 5Z5

CTI

Pay to the order of
Payez à l'ordre de

Li Mi

\$ 3200-

1320000

100 Canadian Dollars Canadiens

for Bank of Montreal/pour la Banque de Montréal

Tian Zhou

Name of remitter / Nom de l'expéditeur

1711-99 Chatham St E, Windsor, ON

Address of remitter / Adresse de l'expéditeur

Signing Officer / Signataire

Signing Officer / Signataire

06952001 0654023191814 90

This form must be typewritten & photocopied.

279581

Remplir à la machine à écrire & passer au photocopieur.

Prod. 1048815 - Form 651 BL (05/14)

ENROLMENT CERTIFICATE

Zhou, Tian
385 Ellis Street West
Windsor, ON N8X1B1

Student Id: 104528022

This is to certify that the above-named individual is currently enrolled for the 2017 Winter term as a student at the University of Windsor in the following program of studies:

Enrolment Status: Full Time

Level/Program: Master's Candidate, MAC - Master of Applied Computing

Period of Instruction

Beginning Date: January 05, 2017

Ending Date: April 26, 2017

Date Issued: April 06, 2017 at 7:43PM



Ms. Alice Miller,
Registrar
DLI #019358946722

Important Notices

1 In compliance with Provincial and Federal Law, the University of Windsor reserves the right to inform Citizenship and Immigration Canada, the Canada Border Services Agency, Canadian Consular Office and other Canadian law enforcement agencies of changes in the registration status of its student. Acceptance of this document by the student is acknowledgement of your notice of this disclosure.

2. Upon presentation of this document or facsimile thereof, the Office of the Registrar will provide current registration status information subsequent to the date this document was signed. Acceptance of this document by the student is acknowledgment of your notice of this disclosure.

PJV 1801 - Tenant is a student - no employment letter

MR TIAN ZHOU	
99 CHATHAM ST E APT 1711 WINDSOR ON N9A 6V1 CANADA	South Common Mall 2146 Burnhamthorpe Road West L5L 5Z5 Branch Transit: 0654 Prepared by: Phone Number:
(647)551-6888	

Accounts	As Of	Account Status / Currency / Ownership
Primary Chequing 2449 3992-939	07/APR/2017	Open
Balance:	\$23,661.99	CAD
Available Balance:	\$22,661.99	Owner
Smart Saver Account 2449 8983-951	07/APR/2017	Open
Balance:	\$1.00	CAD
Available Balance:	\$1.00	Owner
MasterCard 5191-2301-7937-9418	08/APR/2017	Good Standing
Balance Owing:	\$0.00	CAD
Credit Limit:	\$1,000.00	Owner

FOR INFORMATION ONLY
NOT TO BE USED FOR ANY
PURPOSES OF LAW
1-800-387-2222, ON 04/08/17

ACCOUNTS SUMMARY

Credit Score	813	Credit Accounts	4	View
Balance	\$3,260	Open Accounts	4	
Payments	\$292	Closed Accounts	0	
Delinquent	0	Derogatory	0	
Inquiries (6 years)	0	Public Records	1	View

PERSONAL INFORMATION

		Reported
Name	TIAN ZHOU	03/25/2017
Also Known As		03/25/2017
Date of Birth	11/29/1988	03/25/2017
Current Address	385 ELLIS ST W WINDSOR ON N8X1B1	12/08/2016
Telephone #	647 5516888	03/25/2017
Previous Address	99 CHATHAM ST E WINDSOR ON N9A6V1	01/19/2016
	20 BRUYERES MEWS TORONTO ON M5V0G8	12/17/2014
Employer		
Previous Employer		
Consumer Statement		

INQUIRIES

BANKING INFORMATION

ACCOUNTS

PUBLIC RECORDS



The following information is given in confidence and for your exclusive upon the express understanding and agreement that neither the written nor this Bank shall incur any liability for or by any reason of giving the same, or any error or omission there from; also upon the express condition that if you communicate the same or any part thereof you will indemnify the writer and this Bank from any consequent liability.

CIBC Imperial Service
Transit 05192
10652 Leslie St
Richmond Hill ON,
2017-01-10

RE: Mortgage Approval

Property: SUITE 1801, UNIT1, LEVEL 17, FLOOR PLAN FIVE, (4011 Brickstone mews)
AMACON DEVELOPMENT(CITY CENTRE) CORP
Purchase price: \$ 279,400.00
Down payment: \$ 55,880.00
Approved mortgage amount: \$ 223,520.00

DEAR SIR / MADAM

Please be advised that mortgage application for LI MI has been approved regards to the purchase of the above mentioned property subject to the satisfactory property assessment report completely by the Bank.

Interest Rate: Capped at 4.79% until May 10th, 2018
Term: 5 years
Amortization: 300 months

The approval is conditional upon our receipt of

1. Valid down payment proof
2. Verification of qualified Canadian income proof Employee or Self-Employed
3. Decent credit rating at the date of closing
4. Satisfied appraisal support the purchase value.

Effective: Jan 10th, 2017 until the Closing Date

Yours truly,

LINK LIU
Mortgage Advisor
CIBC
Tel :905 737 1137X227
Fax: 905 737 1137