

Worksheet

Leasing

Suite: 1409 Tower: P8V2 Date: May 10/17 Completed by: Silvi

Jose De Matos + Ana Matos

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 20% due on occupancy
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1,695 Draft NO. 81157806.
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 54,244.
- ✓ ● 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 (Tenant receives disability.)
See attached.
- ✓ ● 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
JOSE DE MATOS AND ANA PAULA MATOS (the "Purchaser")

Suite **1409** Tower **TWO** Unit **9** 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 day of April 2017.


 Witness:


 Witness:

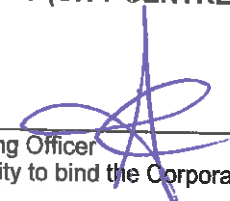

 Purchaser: **ANA PAULA MATOS**


 Purchaser: **JOSE DE MATOS**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 3rd day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
 Authorized Signing Officer
 I have the authority to bind the Corporation

Confirmation of Co-operation and Representation

BUYER: Augustine Iserhienrhien

SELLER: Jose De Matos & Ana Matos

For the transaction on the property known as: 510 Curran Place, Suite 1409 Mississauga, ON L5B 0J8

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

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

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

1. LISTING BROKERAGE

- a) ☐ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☐ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
 - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☒ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:
- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
 - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
 - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the 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 Brokeragerepresent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
- ☐ 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)

A-A

BUYER

PC

CO-OPERATING/BUYER BROKERAGE

JPM

SELLER

PC

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 Month's rent
(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's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

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

LIVING REALTY INC.

(Name of Co-operating/Buyer Brokerage)

1177 CENTRAL PKWY W., STE. 3 MISSISSAUGA

Tel: (905) 896-0002 Fax: (905) 896-1310

Date: _____
(Authorized to bind the Co-operating/Buyer Brokerage)

PHILIP CHAN

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

Living Realty Inc

(Name of Listing Brokerage)

Tel: _____ Fax: _____

Date: _____
(Authorized to bind the Listing Brokerage)

Philip Chan

(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.

A-A-

BUYER'S INITIALS

ABYAPH

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

(Signature of Buyer)

Date: 06/04/2017

(Signature of Seller)

Date: April 15/17

(Signature of Buyer)

Date: _____

(Signature of Seller)

Date: April 15/17



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**Agreement to Lease
Residential**

This Agreement to Lease dated this 6 day of April, 2017

TENANT (Lessee), Augustine Iserhienrhien
(Full legal names of all Tenants)

LANDLORD (Lessor), Jose De Matos & Ana Matos
(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:
510 Curran Place, Suite 1409 Mississauga, ON L5B 0J8

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 Two Thousand One Hundred Canadian Dollars (CDN\$ 2,100.00), 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 Living Realty Inc. In trust "Deposit Holder"
in the amount of Four Thousand Two Hundred

Canadian Dollars (CDN\$ 4,200.00) 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 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 residential

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Internet</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" 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): A-A

INITIALS OF LANDLORD(S): JDA PM

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7. **PARKING:** 1 parking

8. **ADDITIONAL TERMS:** 1 locker

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 6:00 p.m. on the 17th 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.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: (For delivery of Documents to Landlord) Email Address: philip.hy.chan@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.itb.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): A-A

INITIALS OF LANDLORD(S): YAMAPM

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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)

(Tenant or Authorized Representative)

(Guarantor)

(Seal)

DATE

(Seal)

DATE

(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)

(Landlord or Authorized Representative)

(Seal)

DATE

(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 2 a.m/p.m this 15 day of April, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage Living Realty Inc

Philip Chan

Tel.No.

(Salesperson / Broker Name)

Co-op/Tenant Brokerage LIVING REALTY INC.

PHILIP CHAN

Tel.No. (905) 896-0002

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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)

DATE 04/15/17

(Landlord)

DATE 04/15/17

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

TENANT (Lessee), Augustine Iserhienrhien, and

LANDLORD (lessor), Jose De Matos & Ana Matos

for the lease of 510 Curran Place, Unit 1409 Mississauga, ON

L5B 0J8 dated the 6 day of April, 2017

Tenant agrees to abide by all the rules, regulations and by-laws in force from time to time of the Condominium Corporation. Tenant understands that any breach of the BY-LAWS, or other terms and conditions of the lease may result in the termination of the lease at the sole option of the Landlord on 30 days written notice.

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

Tenant ACKNOWLEDGES that the Landlord's insurance on the premises does not provide coverage for the Tenant's personal property, nor liability on behalf of the Tenant. The Tenants agree not to do anything on the premises for which the owner's insurance premium, if any, may be increased, and agree to hold the Landlords harmless from damages of any kind, and liability from injury to anyone whomsoever regardless of fault during this lease term and renewal thereof. The Tenant must maintain throughout the term of this lease a standard tenancy insurance package which does not only limit to contents & liabilities. A copy of proof must be submitted to the Landlord prior to occupancy.

The tenant acknowledges and agrees to purchase all risks property insurance and public liability and property damage insurance for not less than \$1,000,000 in respect of the premises. The Tenant also agrees to provide copy of insurance certificate to the Landlord before occupancy and every renewal.

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

The Tenant agrees to 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.

Tenant COVENANTS with the Landlord to pay rent, to keep the premise in an orderly state of cleanliness, and to repair damage caused by his/her willful or negligent conduct or that of persons permitted on the premise by him/her. The leased premise and the fixtures and the chattels thereon will be cared for and left in good condition at the termination of the tenancy, save and expect normal wear and tear.

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

INITIALS OF TENANT(S):

A-A-

INITIALS OF LANDLORD(S):

JDM



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Form 401

Revised 2008

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WEBForms™ Dec/2010

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

TENANT (Lessee), Augustine Iserhienrhien, and

LANDLORD (Lessor), Jose De Matos & Ana Matos

for the lease of, 510 Curran Place, Unit 1409 Mississauga, ON

L5B 0J8 dated the 6 day of April, 2017

Tenant agrees to provide ten (10) post-dated cheques and pay the landlord \$50.00 for any cheque issued by the tenant to the landlord and is returned by the bank because of non sufficient funds (NSF).

THE Tenant SHALL NOT make any structural changes or improvements to the premises. Tenant AGREES not to redecorate, renovate, apply any wall coverings, or alter the colour of the walls without written consent of the Landlord.

Tenant AGREES to pay for the first \$50.00 per item in general maintenance and repair cost to the fixtures and appliances unless such repair or maintenance was necessitated by willful neglect or misuse in which event he shall be responsible for the entire cost.

Tenant agrees to pledge a key deposit of \$250.00 which will be refunded upon returning the key/access card/remote control at the end of the Lease Term.

The parties agree no pets & no smokers will be allowed within the premise.

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

INITIALS OF TENANT(S):

A.A.

INITIALS OF LANDLORD(S):

J.D.M. A.M.



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Form 401

Revised 2008

Page 2 of 4

WEBForms™ Dec/2010

I/We hereby make application to rent TWO BED ROOM APARTMENT
from the 1st day of MAY 2017 at a monthly rental of \$ 2000.00
to become due and payable in advance on the 1st day of each and every month during my tenancy.

1. Name ISERHIENRIEN JULIA Date of birth 06/07/1971 SIN No. (Optional) _____
Drivers License No. _____ Occupation _____

2. Name ISERHIENRIEN AUGUSTINE Date of birth 21/08/1966 SIN No. (Optional) _____
Drivers License No. T8018-06716-80821 Occupation _____

3. Other Occupants: Name ISERHIENRIEN ANGELA Relationship DAUGHTER Age 13 YEARS
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____

Do you have any pets? NO If so, describe _____

Why are you vacating your present place of residence? _____

LAST TWO PLACES OF RESIDENCE

Address 1506-330 KATHARNA RD WEST
MISSISSAUGA ON L4W 5B3Y1
From 01 DEC 2015 To 30 APRIL 2017
Name of Landlord JESSICA BOULLOS
Telephone 647 853 7523

Address _____
From _____ To _____
Name of Landlord _____
Telephone _____

PRESENT EMPLOYMENT

Employer ON TIME HUMAN RESOURCES
Business address _____
Business telephone 905-614-0698
Position held SUPERVISOR
Length of employment _____
Name of supervisor KIM

PRIOR EMPLOYMENT

1. _____
1. _____
1. _____
1. _____
1. _____

Current salary range: Monthly \$ 4000.00

SPOUSE'S PRESENT EMPLOYMENT

Employer ONTARIO WORKS (ONSP)
Business address _____
Business telephone _____
Position held _____
Length of employment _____
Name of supervisor _____

PRIOR EMPLOYMENT

1. _____
1. _____
1. _____
1. _____
1. _____

Current salary range: Monthly \$ _____

Name of Bank TD CANADA Branch SD-ONE Address SD-ONE MAIL 100 CITY CTR DL.
Chequing Account # 6339231 Savings Account # _____

FINANCIAL OBLIGATIONS

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

PERSONAL REFERENCES

Name Jessica Boulos Address _____
Telephone 647 853 7523 Length of Acquaintance _____ Occupation _____
Name _____ Address _____
Telephone _____ Length of Acquaintance _____ Occupation _____

AUTOMOBILE(S)

Make _____ Model _____ Year _____ Licence No. _____
Make _____ Model _____ Year _____ Licence No. _____

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

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

Signature of Applicant [Signature] Date 05/04/2017 Telephone 647 770 4924
Signature of Applicant [Signature] Date 05/04/2017 Telephone 416 857 4997

The Toronto-Dominion Bank

2200 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5L 5Z5

81157806

DATE 2017-04-29
YYYYMMDD

Transit-Serial No. 230-81157806

Pay to the Order of Amacon City Centre Seven New Development Partnership

\$ *****1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00
Re

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

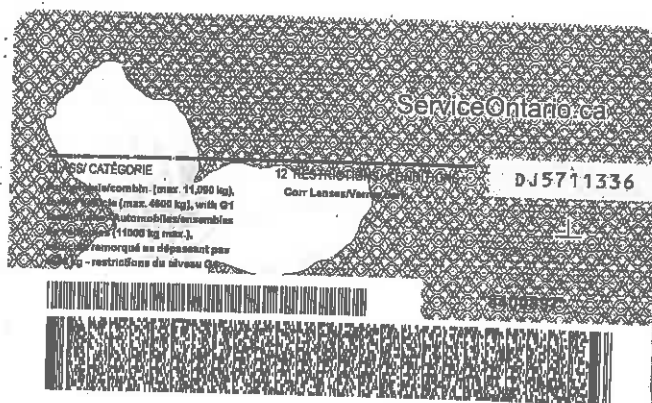
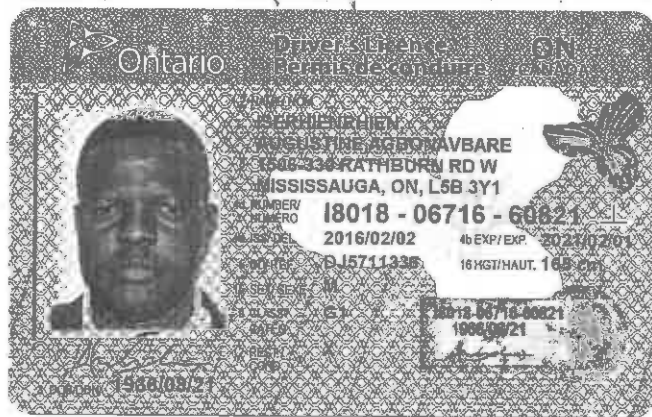
Authorized Officer _____ Number _____

Countersigned _____

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

⑈81157806⑈ ⑈09612⑈004⑈ ⑈3808⑈

SL 4/29/17
Leasing FSU2 # 1409





Mississauga Office


1177 Central Parkway West,
Golden Square, Unit 32
Mississauga, Ontario L5C 4P3
Bus: (905) 896-0002
Fax: (905) 896-1310

Received from
Reçu de Philip Chan of Living Realty Date April 29, 2017

Two Thousand One Hundred 00
510 Curran Pl #1409 100 Dollars

Deposit
\$ 2100.00

Tax Reg. No.
N° d'enr. de taxe

 1177 Central Parkway West
Golden Square, Unit 32
Mississauga, Ontario
L5C 4P3
336824

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10358 (1215)

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The Toronto-Dominion Bank

80270657

100 CITY CENTRE DRIVE
MISSISSAUGA, ON L5B 2C9

DATE 2017-04-28
YYYYMMDD

Transit-Serial No. 93-80270657

Pay to the
Order of LIVING REALTY INC, IN TRUST

\$ *****2,100.00

TWO THOUSAND ONE HUNDRED**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re
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

⑈80270657⑈ ⑈09612004⑈

⑈3808⑈

DEPOSITS THAT ARE NOT CERTIFIED CHEQUES

In the event conditions in your Agreement of Purchase and Sale are NOT satisfied, and a request for Return of Deposit in the way of a Mutual Release is required, and the Deposit was an uncertified cheque, the deposit shall NOT be returned until a full 15 business day clearing period has passed by our bank.



Philip Chan
Sales Representative

1177 Central Parkway West, Unit 32
Mississauga, Ontario L5C 4P3
Bus: (905) 896-0002
Fax: (905) 896-1310
Cell: (647) 248-5203
Email: philip.c@sympatico.ca




REALTY INC., BROKERAGE

Mississauga Office

1177 Central Parkway West,
Golden Square, Unit 32
Mississauga, Ontario L5C 4P3
(5) 896-0002
(5) 896-1310

RECEIPT - REÇU

Received from / Reçu de Philip Chan of Living Realty Date April 29, 2017
Nine Hundred 00 100 Dollars
Deposit
510 Curran Pl #1409
\$ 900.00
Tax Reg. No. _____
N° d'enr. de taxe _____
 1177 Central Parkway West, Golden Square, Unit 32, Mississauga, Ontario L5C 4P3
© Bluebird, 2006



Royal Bank of Canada
Banque Royale du Canada
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON

58688248 2=516

DATE 20170428
Y/A M/M D/J

PAY TO THE ORDER OF / PAYEZ À L'ORDRE DE LIVING REALTY INC., IN TRUST

\$900.00

EXACTLY \$900.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET UNIT 1409 510 CURRAN PLACE

PURCHASER NAME / NOM DE L'ACHETEUR _____

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE _____

SIGNATURE OF PURCHASER /
SIGNATURE DE L'ACHETEUR

PURCHASER ADDRESS / ADRESSE DE L'ACHETEUR _____

COUNTERSIGNED / CONTRESIGNÉ _____

RUTH URIAN

⑈58688248⑈ ⑆02115⑈003⑆ 099⑈013⑈5⑈

DETACH BEFORE CASHING
DETACHER AVANT D'ENCAISSER
5470148 + FORM 16516 (09-2016)

DEPOSITS THAT ARE NOT CERTIFIED CHEQUES

In the event conditions in your Agreement of Purchase and Sale are NOT satisfied, and a request for Return of Deposit in the way of a Mutual Release is required, and the Deposit was an uncertified cheque, the deposit shall NOT be returned until a full 15 business day clearing period has passed by our bank.



Philip Chan
Sales Representative

1177 Central Parkway West, Unit 32
Mississauga, Ontario L5C 4P3
Bus: (905) 896-0002
Fax: (905) 896-1310
Cell: (647) 248-5203
Email: philip.c@sympatco.ca



1150 Eglinton Ave, E, Suite 206
Mississauga, ON L4W 2M6
Off: 905-614-0300
Fax: 905-614-0305
www.OnTimeHR.ca

April 11, 2017

Attention: To Whom it May Concern

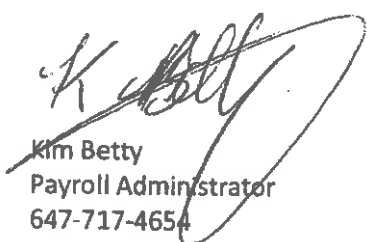
Subject: Employment Verification
Employee: Augustine Iserhienrhren

To Whom It May Concern,

Please accept this letter as a sufficient proof of employment for Mr. Augustine Iserhienrhren has been a full-time employee of On-Time Human Resources Inc. since March 04, 2016. He holds a position of a General Labourer Supervisor.

✉ Earning \$25.00 per hour, 30- 40 hours per week

Sincerely,


Kim Betty
Payroll Administrator
647-717-4654

Ministry of Community
and Social Services
4 Robert Speck Pkwy, 14th Floor
Mississauga, ON L4Z 1S1
Telephone: 905-897-3100
Fax: 905-897-5129
TTY: 905-897-3109

Toll-free: 1-800-361-0897



April 6, 2017

RE: 302345283

Jovita Iserhienrhien
1506-330 Rathburn Rd W
Mississauga ON L5B 3Y1

Dear Jovita Iserhienrhien:

As per your request we are writing this letter to confirm you are in receipt of Social Assistance benefits under the Ontario Disability Support Program Act.

You have been in receipt of benefits since September 2016 and will continue to receive benefits as long as you are eligible. The amount is based on you family size, your needs and your income.

You are currently receiving monthly benefits in the amount of \$2153.00.

If you have any questions or need more information

If you would like to talk to someone about this letter or your case, please contact Adrienne Sullivan by calling 905-897-3100 ext. 5256.

You can find more information about social assistance on the ministry's website at www.ontario.ca/community.

Sincerely,

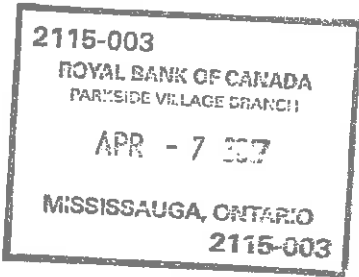
A handwritten signature in black ink, appearing to read "Adrienne", written over a horizontal line.

Adrienne Sullivan
for the Director of the Ontario Disability Support Program

[Go back to previous page](#)

PDA History

ROYAL BANK OF CANADA
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON
L5B 0G4 (905) 273-3005



AUGUSTINE ISERHIENRHIEN
SUITE 1506
330 RATHBURN RD W
MISSISSAUGA, ON
L5B3Y1

Transit : 02115 Account No. : 5038559 Activity Period: 14 Nov 2016 to 06 Apr 2017

Date	Description	Withdrawals(\$)	Deposits(\$)	Balance(\$)
Nov 14, 2016	Opening Balance			.00
Nov 14, 2016	NO DESC			.00
Nov 14, 2016	DEPOSIT		500.00	500.00
Nov 14, 2016	RABBA FINE FOOD	4.28		495.72
Nov 14, 2016	RABBA FINE FOOD	3.97		491.75
Nov 14, 2016	EMAIL TRANSFER	200.00		291.75
Nov 14, 2016	NO DESC	100.00		191.75
Nov 15, 2016	Dellmont	15.17		176.58
Nov 15, 2016	WIND	41.81		134.77
Nov 18, 2016	PTB DEPOSIT T475-1687		400.00	534.77
Nov 21, 2016	PRESTO KIPLING	10.25		524.52
Nov 21, 2016	EMAIL TRANSFER	200.00		324.52
Nov 21, 2016	PTB WITHDRAWAL T475-1805	100.00		224.52
Nov 21, 2016	EMAIL TRANSFER	200.00		24.52
Nov 22, 2016	09 @ 0.49	4.41		20.11
Nov 23, 2016	NO DESC			20.11
Nov 24, 2016	RABBA FINE FOOD	6.78		13.33
Nov 28, 2016	UPSIDE DOWN ALL	21.61		-8.28
Nov 29, 2016	PTB DEPOSIT T475-2369		450.00	441.72
Nov 29, 2016	PIZZA PIZZA # 2	21.06		420.66
Nov 29, 2016	UPSIDE DOWN ALL	15.58		405.08
Nov 29, 2016	EMAIL TRANSFER	200.00		205.08
Nov 30, 2016	STAPLES #257	10.00		195.08
Nov 30, 2016	EMAIL TRANSFER	50.00		145.08
Dec 01, 2016	FIDO SOLUTIONS	100.00		45.08
Dec 05, 2016	PTB DEPOSIT T475-2646		400.00	445.08
Dec 05, 2016	CASH WITHDRAWAL	100.00		345.08
Dec 05, 2016	RABBA FINE FOOD	16.96		328.12
Dec 05, 2016	EMAIL TRANSFER	50.00		278.12
Dec 05, 2016	ROGERSWL 1TIME	100.00		178.12
Dec 05, 2016	UBER CA DEC04 H	25.31		152.81
Dec 05, 2016	UBER CA NOV11 Q	14.83		137.98
Dec 06, 2016	PTB WITHDRAWAL T267-5753	40.00		97.98
Dec 06, 2016				

	CAPITAL ONE M/C	50.00		47.98
Dec 07, 2016	RABBA FINE FOOD	44.63		3.35
Dec 09, 2016	DEPOSIT		400.00	403.35
Dec 12, 2016	20 @ 0.13	2.60		400.75
Dec 12, 2016	EMAIL TRANSFER	200.00		200.75
Dec 12, 2016	EMAIL TRANSFER	200.00		.75
Dec 16, 2016	PTB DEPOSIT T475-3466		400.00	400.75
Dec 19, 2016	RABBA FINE FOOD	5.62		395.13
Dec 19, 2016	HOUSE OF PRAISE	2.50		392.63
Dec 19, 2016	PTB WITHDRAWAL T475-3571	100.00		292.63
Dec 19, 2016	CENTRAL LIBRARY	27.35		265.28
Dec 19, 2016	EMAIL TRANSFER	100.00		165.28
Dec 20, 2016	CITY CENTRE APO	45.00		120.28
Dec 22, 2016	CAPITAL ONE M/C	50.00		70.28
Dec 23, 2016	PTB DEPOSIT T475-3859		300.00	370.28
Dec 28, 2016	PTB WITHDRAWAL TU65-1421	100.00		270.28
Dec 28, 2016	FIDO SOLUTIONS	100.00		170.28
Dec 28, 2016	UPSIDE DOWN ALL	13.66		156.62
Dec 28, 2016	THE HOME DEPOT	31.98		124.64
Dec 28, 2016	Dellmont	14.75		109.89
Dec 28, 2016	ROGERSWL 1TIME	100.00		9.89
Dec 28, 2016	UBER CA DEC24 O	7.78		2.11
Dec 30, 2016	PTB DEPOSIT T475-4171		500.00	502.11
Dec 30, 2016	AUSTIN ISERHIEN	457.08		45.03
Jan 03, 2017	PTB ADJUSTMENT CR		20.00	65.03
Jan 03, 2017	PTB WITHDRAWAL T475-4264	20.00		45.03
Jan 03, 2017	KLEENLOOK CLEAN	20.00		25.03
Jan 05, 2017	Dellmont	14.53		10.50
Jan 06, 2017	PTB DEPOSIT T475-4545		300.00	310.50
Jan 09, 2017	ROGERSWL 1TIME	26.00		284.50
Jan 10, 2017	RABBA FINE FOOD	24.85		259.65
Jan 12, 2017	MONTHLY FEE	4.00		255.65
Jan 12, 2017	CHARGEABLE ITEM FEE 2 @ 1.00	2.00		253.65
Jan 13, 2017	PTB DEPOSIT T473-8435		500.00	753.65
Jan 13, 2017	EMAIL TRANSFER	500.00		253.65
Jan 16, 2017	PTB WITHDRAWAL T473-8495	100.00		153.65
Jan 16, 2017	PTB WITHDRAWAL TU65-3671	20.00		133.65
Jan 16, 2017	ROGERSWL 1TIME	100.00		33.65
Jan 19, 2017	EMAIL TRANSFER		1045.00	1078.65
Jan 19, 2017	EMAIL TRANSFER	500.00		578.65
Jan 19, 2017	EMAIL TRANSFER	290.00		288.65
Jan 20, 2017	EMAIL TRANSFER	50.00		238.65
Jan 23, 2017	RABBA FINE FOOD	17.10		221.55
Jan 23, 2017	PTB WITHDRAWAL TU65-4099	40.00		181.55
Jan 23, 2017	PTB WITHDRAWAL T475-5435	40.00		141.55
Jan 23, 2017	Dellmont	14.81		126.74
Jan 27, 2017	PTB DEPOSIT T475-5707		300.00	426.74
Jan 27, 2017	RABBA FINE FOOD	6.77		419.97
Jan 30, 2017	RABBA FINE FOOD	9.03		410.94
Jan 30, 2017	PTB WITHDRAWAL T475-5760	40.00		370.94
Jan 30, 2017	CHOP SHOP FINE	9.76		361.18

Jan 30, 2017	UPSIDE DOWN ALL	13.97		347.21
Jan 30, 2017	WAL-MART #3055	10.51		336.70
Jan 30, 2017	RABBA FINE FOOD	22.87		313.83
Jan 30, 2017	RABBA FINE FOOD	4.69		309.14
Jan 31, 2017	MIWAY-CITY CENT	65.00		244.14
Jan 31, 2017	RABBA FINE FOOD	16.84		227.30
Feb 01, 2017	CAPITAL ONE M/C	50.00		177.30
Feb 02, 2017	CASH WITHDRAWAL	40.00		137.30
Feb 02, 2017	CASH WITHDRAWAL	50.00		87.30
Feb 02, 2017	UPSIDE DOWN ALL	8.90		78.40
Feb 03, 2017	PTB DEPOSIT T475-6123		400.00	478.40
Feb 03, 2017	HOUSE OF PRAISE	200.00		278.40
Feb 06, 2017	GLANCE	100.00		178.40
Feb 06, 2017	TIM HORTONS #56	23.79		154.61
Feb 07, 2017	RABBA FINE FOOD	30.97		123.64
Feb 08, 2017	CITY CENTRE APO	50.00		73.64
Feb 10, 2017	PTB DEPOSIT T475-6500		400.00	473.64
Feb 10, 2017	CHARGEABLE ITEM FEE 13 @ 1.00	13.00		460.64
Feb 10, 2017	RABBA FINE FOOD	18.90		441.74
Feb 10, 2017	MONTHLY FEE	4.00		437.74
Feb 13, 2017	PTB WITHDRAWAL T475-6526	300.00		137.74
Feb 13, 2017	Dellmont	14.51		123.23
Feb 14, 2017	RABBA FINE FOOD	6.76		116.47
Feb 15, 2017	PTB WITHDRAWAL TU65-6388	40.00		76.47
Feb 16, 2017	UPSIDE DOWN ALL	6.26		70.21
Feb 16, 2017	RABBA FINE FOOD	12.05		58.16
Feb 17, 2017	PTB DEPOSIT T475-6862		400.00	458.16
Feb 17, 2017	EMAIL TRANSFER	50.00		408.16
Feb 20, 2017	FIDO SOLUTIONS	100.00		308.16
Feb 20, 2017	RABBA FINE FOOD	7.33		300.83
Feb 20, 2017	RABBA FINE FOOD	19.42		281.41
Feb 20, 2017	RABBA FINE FOOD	52.25		229.16
Feb 20, 2017	ROGERS WIRELESS	100.00		129.16
Feb 20, 2017	Dellmont	14.50		114.66
Feb 21, 2017	RABBA FINE FOOD	7.44		107.22
Feb 23, 2017	AFRICAN CARIBBE	64.26		42.96
Feb 24, 2017	RABBA FINE FOOD	16.26		26.70
Feb 24, 2017	MIWAY-CITY CENT	20.00		6.70
Feb 27, 2017	PTB DEPOSIT T475-7321		400.00	406.70
Feb 27, 2017	TIM HORTONS #28	8.14		398.56
Feb 27, 2017	MIWAY-CITY CENT	10.00		388.56
Feb 27, 2017	RABBA FINE FOOD	27.99		360.57
Feb 27, 2017	RABBA FINE FOOD	7.86		352.71
Feb 27, 2017	NO DESC	100.00		252.71
Feb 27, 2017	RABBA FINE FOOD	1.80		250.91
Feb 28, 2017	SQUARE ONE BUS	20.00		230.91
Feb 28, 2017	RABBA FINE FOOD	12.32		218.59
Mar 01, 2017	ROGERSWL 1TIME	55.00		163.59
Mar 02, 2017	RBC INS RRA/PA	17.28		146.31
Mar 03, 2017	PTB DEPOSIT T475-7779		300.00	446.31
Mar 03, 2017	RABBA FINE FOOD	3.93		442.38

Mar 03, 2017	Dellmont	14.73		427.65
Mar 06, 2017	PTB WITHDRAWAL TU65-8340	60.00		367.65
Mar 06, 2017	MIWAY-CITY CENT	65.00		302.65
Mar 06, 2017	RABBA FINE FOOD	49.75		252.90
Mar 06, 2017	FIDO SOLUTIONS	50.00		202.90
Mar 06, 2017	ROGERS WIRELESS	100.00		102.90
Mar 06, 2017	FREEDOM MOBILE	33.90		69.00
Mar 09, 2017	WWW TRANSFER		50.00	119.00
Mar 09, 2017	CAPITAL ONE M/C	60.00		59.00
Mar 10, 2017	HOUSE OF PRAISE	100.00		-41.00
Mar 10, 2017	CHARGEABLE ITEM FEE 19 @ 1.00	19.00		-60.00
Mar 10, 2017	MONTHLY FEE	4.00		-64.00
Mar 13, 2017	PTB DEPOSIT T475-8177		400.00	336.00
Mar 13, 2017	WAL-MART #3055	5.62		330.38
Mar 13, 2017	WAL-MART #3055	38.67		291.71
Mar 13, 2017	RABBA FINE FOOD	6.93		284.78
Mar 13, 2017	WAL-MART #3055	2.27		282.51
Mar 15, 2017	RABBA FINE FOOD	16.76		265.75
Mar 16, 2017	VISA TD BANK	50.00		215.75
Mar 16, 2017	NO DESC	50.00		165.75
Mar 17, 2017	CHOP SHOP FINE	31.36		134.39
Mar 17, 2017	RABBA FINE FOOD	16.86		117.53
Mar 17, 2017	OVERDRAFT INTEREST	.11		117.42
Mar 20, 2017	PTB DEPOSIT T475-8654		200.00	317.42
Mar 20, 2017	EMAIL TRANSFER		3000.00	3317.42
Mar 20, 2017	TIM HORTONS #56	1.04		3316.38
Mar 20, 2017	SHOPPERS DRUG M	42.92		3273.46
Mar 20, 2017	TIM HORTONS #56	1.88		3271.58
Mar 20, 2017	RABBA FINE FOOD	27.14		3244.44
Mar 20, 2017	WAL-MART #3055	15.46		3228.98
Mar 20, 2017	RABBA FINE FOOD	16.93		3212.05
Mar 21, 2017	Dellmont	14.96		3197.09
Mar 22, 2017	RABBA FINE FOOD	8.01		3189.08
Mar 22, 2017	AUSTIN ISERHIEN	1407.30		1781.78
Mar 23, 2017	CAPITAL ONE M/C	200.00		1581.78
Mar 23, 2017	BRONTE COLLEGE	525.00		1056.78
Mar 24, 2017	PTB DEPOSIT T475-8981		400.00	1456.78
Mar 27, 2017	HOUSE OF PRAISE	50.00		1406.78
Mar 27, 2017	TIM HORTONS #56	3.99		1402.79
Mar 27, 2017	AFRICAN CARIBBE	67.66		1335.13
Mar 27, 2017	HOUSE OF PRAISE	50.00		1285.13
Mar 27, 2017	SHOPPERS DRUG M	2.80		1282.33
Mar 27, 2017	RABBA FINE FOOD	62.11		1220.22
Mar 27, 2017	NO DESC	100.00		1120.22
Mar 27, 2017	ROGERSWL 1TIME	119.84		1000.38
Mar 28, 2017	PTB DEPOSIT T475-9206		200.00	1200.38
Mar 28, 2017	RABBA FINE FOOD	25.35		1175.03
Mar 28, 2017	RABBA FINE FOOD	7.03		1168.00
Mar 28, 2017	EMAIL TRANSFER	200.00		968.00
Mar 29, 2017	Dellmont	14.99		953.01
Mar 30, 2017	MIWAY-CITY CENT	20.00		933.01

2017/04/07

Mar 31, 2017	EMAIL TRANSFER	200.00		733.01
Mar 31, 2017	CREDIT RISK MAN	500.00		233.01
Apr 03, 2017	PTB DEPOSIT T475-9430		100.00	333.01
Apr 03, 2017	VALUE VILLAGE -	48.56		284.45
Apr 03, 2017	RBC INS RRA/PA	66.96		217.49
Apr 03, 2017	C EXPRESS	2.55		214.94
Apr 03, 2017	MIWAY-CITY CENT	20.99		193.95
Apr 03, 2017	CENTRAL LIBRARY	20.00		173.95
Apr 03, 2017	WWW PAYMENT	50.00		123.95
Apr 03, 2017	FREEDOM MOBILE	33.90		90.05
Apr 03, 2017	PRESTO	65.00		25.05
Apr 06, 2017	BR TO BR - 0667		245.00	270.05
Apr 06, 2017	MIWAY-CITY CENT	20.00		250.05



TD Canada Trust
MISSISSAUGA ERIN MILLS
2200 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5L5Z5
www.tdcanadatrust.com

February 09, 2017

JOSE DE MATOS
ANA PAULA MATOS
3215 VALCOURT CRES
MISSISSAUGA, ON L5L 5K2

Dear Valued Customer(s):

Re: TD Home Equity FlexLine Approval Confirmation

We are happy to confirm that you qualify for a TD Home Equity FlexLine with The Toronto-Dominion Bank ("TD"), secured by the property at 510 CURRAN PLACE, UNIT 1409, MISSISSAUGA, ON L5B0G4 (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	JOSE DE MATOS ANA PAULA MATOS
Original Plan Limit:	\$286,320.00
Credit Limit:	\$232,635.00

Revolving Portion

Revolving Portion Variable Annual Interest Rate: TD Prime Rate plus 0.50% (the "variance")
TD Prime Rate today is 2.70% and is subject to change.

The variance from TD Prime Rate is subject to change at our discretion and will expire 120 days after the date of this letter.

Term Portion - Variable Rate

A portion of the TD Home Equity FlexLine will be available for a set period of time (the "term") at a variable rate of interest.

Principal Amount:	\$250,000.00
Variable Annual Interest Rate:	TD Prime Rate minus 0.35% (the "Term Portion variance") TD Prime Rate today is 2.70% and is subject to change.

The Term Portion variance from TD Prime Rate is subject to change at our discretion and will expire 120 days after the date of this letter.

Term:	3 years
Amortization Period:	25 years
Prepayment Option:	Closed to prepayment privileges, subject to terms of the Amending Agreement to TD Home Equity FlexLine Agreement Term Portion - Variable Rate.

This Approval Confirmation is valid until August 08, 2017.

Other charges may be payable to TD on closing, including Administration fees (including our fees for obtaining an appraisal valuation, legal fees and costs for registering the mortgage.)

Conditions

- SATISFACTORY CONFIRMATION OF DOWN PAYMENT IS REQUIRED
- COPY FIRM PURCHASE & SALE AGREEMENT. IF MLS, LISTING WITH PHOTO REQUIRED
- SATISFACTORY CONFIRMATION OF ANNUAL INCOME TO BE CONFIRMED FOR BORROWER(S)
- br to confirm principle residence at 3215 VALCOURT CRES is free and clear.
- income Jose;14(173845)/15(243073)noa avg, max variance 20%, no taxes
- ..owed+current paystub .
- BUILDER PROJECT AND VALUE TO BE CONFIRMED AS PER POLICY

527750 (1016)

Any TD Home Equity FlexLine Approval Confirmation previously issued for this Property is no longer valid.

Signed by:

Winnie Huh. FA

Per:


The Toronto-Dominion Bank

Standard Conditions

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD documentation;
- The Property meeting TD's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;
- Valid First Mortgage Security to be provided on the Property.