

Worksheet Leasing

Suite: 1901 Tower: PSV2 Date: March 17/17 Completed by: Silvi

Please mark if completed:

- ☐
- ✓ ☒ Copy of 'Lease Prior to Closing' Amendment
- ✓ ☒ Copy of Lease Agreement
- ✓ ☒ Certified Deposit Cheque for Top up Deposit to 20% 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. Courier to Dragana at Amacon Head office (Toronto). \$500 +HST
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 40,659.
- ✓ ☒ Copy of Tenant's ID
- ✓ ☒ Copy of Tenant's First and Last Month Rent
- ✓ ☒ Copy of Tenant's employment letter or paystub
- ✓ ☒ Copy of Credit Check
- ✓ ☒ Copy of the Purchasers Mortgage approval
- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

Emailed to Amacon - March 22, 2017

Distributed -

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **1901** Tower **TWO** Unit **1** Level **18** (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 Five Hundred Dollars (\$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 20 day of March 2017.

Witness:

Purchaser: **LINA MURAD**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of March 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
 I have the authority to bind the Corporation

BUYER: Kathy Nguyen

SELLER: Lina Murad

For the transaction on the property known as: #1901 - 510 CURRAN PL Mississauga 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 representative(s) 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 represents 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)

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
1/2 MONTHS RENT to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
- 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)

TFN REALTY INC.

(Name of Co-operating/Buyer Brokerage)

125 VILLARBOIT CRESCENT VAUGHAN

Tel: (416) 789-0288 Fax: (416) 789-2028

(Authorized to bind the Co-operating/Buyer Brokerage) Date: March 06, 17

AFEEFA KHAN

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

WEST-100 METRO VIEW REALTY LTD.

(Name of Listing Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

Tel: (905) 238-8336 Fax: (905) 238-0020

(Authorized to bind the Listing Brokerage) Date: 3/6/17

OMAR KANAAN SHAATHI

(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.

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

(Signature of Buyer) Date: Mar/6/2017

(Signature of Seller) Date: 3/6/17

(Signature of Buyer) Date:

(Signature of Seller) Date:

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Form 400

for use in the Province of Ontario

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

TENANT (Lessee), Kathy Nguyen
(Full legal names of all Tenants)

LANDLORD (Lessor), Lina Murad
(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:

#1901 - 510 CURRAN PL Mississauga L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing Feb 07 2017 MARCH 7, 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 08
One Thousand Six Hundred Fifty Canadian Dollars (CDN\$ 1,650.00),
payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers Upon Acceptance
(Herein/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to WEST -100 METRO VIEW REALTY LTD., BROKERAGE "Deposit Holder"

in the amount of Three Thousand Three Hundred

Canadian Dollars (CDN\$ 3,300.00) 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 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 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: <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): KN

INITIALS OF LANDLORD(S): Lina Murad



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7. **PARKING:** PARKING (C-93) & LOCKER (C147) INCLUDED

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 TENANT until 11 a.m. on the 7 day of March, 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: omar.s@rokslogistics.com Email Address: afeefa9@outlook.com
(For delivery of Documents to Landlord) (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. **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):

RM

INITIALS OF LANDLORD(S):

OS / 04



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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:

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

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE March 06, 2017

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Guarantor)

(Seal)

DATE

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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE 3/6/17

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE

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

(Witness)

(Spouse)

(Seal)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 1000 PCH on this 6th day of MARCH 2017. [Signature]
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage WEST-100 METRO VIEW REALTY LTD.

Tel.No. (905) 238-8336

OMAR KANAAN SHAATH

(Salesperson / Broker Name)

Co-op/Tenant Brokerage TFN REALTY INC.

Tel.No. (416) 789-0288

AFEEFA KHAN

(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 3/6/17

DATE

(Landlord)

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 MAR/5th/17

(Tenant)

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), Kathy Nguyen, and

LANDLORD (lessor), Lina Murad

for the lease of #1901 - 510 CURRAN PL Mississauga

LSB QJ8 dated the 6 day of March, 2017

11. The Tenant shall maintain the premises in a proper state of cleanliness and order and shall return to the Landlord at the end of the lease term in the same condition as received, save and except for that which shall be regarded as being normal wear and tear.

12. Tenant agrees not to place any illegal substance, toxic or chemical wastes in or on the premises. Tenant further agrees to abide the rules and regulations set by the municipality. Any such damages caused by illegal substances would be paid by the tenant.

13. The Landlord retains the right of inspection with 24 hours notice and to do repairs inside and outside of the premises if necessary.

14. The Tenant hereby acknowledges and agrees that the leased premises can be only used as single family residential dwelling.

15. The Tenant agrees not to carry upon the premises for any business use or uses may be deemed a nuisance or by which the insurance on the premises will be increased.

16. The Tenant agrees that no pet shall be allowed upon or kept in or about the leased premises.

17. Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord.

18. Tenant and Landlord shall comply with all the Rules and By-laws of the Condominium Corporation.

19. The tenant agrees to maintain and leave the premises on termination of the lease period in an ordinary state of cleanliness and shall repair and damage caused by the tenants willful or negligent conduct or that of person[s] permitted on the premises by the tenant.

20. The Tenant agree to provide Key Deposit \$300 (Three Hundred) For One Fob, One Access Fob, Two Front Door Keys and One Mailbox Key thereof prior to the occupancy of the premises.

21. Tenant Insurance: The tenant agrees to maintain an insurance policy designed for tenants to insure their effects against loss from water, fire and theft and third party liability insurance. Prior to occupancy tenant must provide a proof of Tenant Insurance.

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

INITIALS OF TENANT(S):

LN

INITIALS OF LANDLORD(S):

OS. Pua

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

TENANT (Lessee), Kathy Nguven, and

LANDLORD (Lessor), Lina Murad

for the lease of #1901 - 510 CURRAN PL Mississauga

L5B 0J8 dated the 6 day of March, 2017

1. Tenant agrees to provide Ten [10] post-dated cheques for the term of the Lease and any extension thereof prior to the occupancy of the premises.

2. The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: [include fridge, stove, washer, dryer, dishwasher and microwave].

3. 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.

4. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. Tenant agrees that any chattels left on the rented premises, and not specifically mentioned herein, may remain and be stored on the premises at no cost to, and shall remain at the risk of, the Landlord.

5. In the event any repairs are needed during the term of the lease, the Tenant agrees to be responsible for the first Fifty dollars [\$50.00] on each repair and the Landlord agrees to pay for the balance of such repair, provided that the Tenant advises the Landlord of the estimated cost and nature of such repair and only if such damage was not caused deliberate or through the negligence of the Tenant.

6. Tenant agrees if any damages done by the tenant or their guests or any claim by the condominium management for any damages on condominium premises during the lease, tenant will be solely responsible and pay any claim by the condominium management.

7 Tenant agrees that for each NSF (Non Sufficient Fund) Fifty dollars [\$50.00] will be charged and has to be paid at the time of each occurring.

8. 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 notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property Two [2] months prior to end of lease.

9. Landlord shall pay real estate taxes, [condominium fees and parking if applicable]

10. Tenant agrees to pay the cost of all utilities required on the premises unless otherwise stated above during the term of the lease and any extension thereof, including but not limited to electricity, water, sewer and gas or other fuel. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.


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

INITIALS OF TENANT(S):

KN

INITIALS OF LANDLORD(S):

LM

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

TENANT (lessee), Kathy Nguyen, and

LANDLORD (lessor), Lina Murad

for the lease of #1901 - 510 CURRAN PL, Mississauga

L5B 0J8, dated the 6 day of March, 2017

22. CONDITION OF THE UNIT: The parties agree that at time of occupancy the unit was in new condition and upon inspection no visual damages were reported. The tenant is responsible to maintain the property and accepts full responsibility for any costs returning the unit to the same state at the end of tenancy.

23. Termination: The parties acknowledge and agree that either party may terminate the tenancy created by this agreement at the end of the lease term or any extension or any renewal thereof by giving the other party written notice of such intention not less than (60) sixty days prior to expiry.

24. Smoke Free: The tenant agrees to maintain the unit in a smoke-free condition.

25. Occupancy: The tenant covenants and agrees that only he/she will personally occupy the premise during the lease. In addition, the tenant will not assign or sublet all or any part of the premises to anyone without written consent of the landlord.

26. Combustibles: the tenant shall keep no storage of combustibles or offensive goods, provisions or material in the building. Any damages caused by such substances would be paid by the tenant.

27. Walls/Floors: Tenant shall not use stickers or otherwise mutilate walls, floors, ceiling or woodwork of the building. Only small nails or hooks are to be used for wall hangings.

28. Alterations: No structural alterations, painting, papering or redecorating of any kind shall be done without written consent of the Landlord.

29. Locks: No additional locks shall be placed upon any door (inside or out) and no locks are to be re-keyed or changed without written consent of the Landlord.

30. The tenant agrees to switch the applicable utilities before the commencement of this lease.

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

INITIALS OF TENANT(S):

KN

INITIALS OF LANDLORD(S):

OS PA



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WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: March 7, 2017

RECEIVED FROM: Afeefa Khan @ TFN Realty Inc.

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$ 3,300.00

PROPERTY: 1901-510 Curran Place, Mississauga

Thank-you,


West-100 Metro View Realty Ltd., Brokerage

10358 (1215)

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

The Toronto-Dominion Bank

80652930

4555 HURONTARIO STREET UNIT C10
MISSISSAUGA, ON L4Z 3M1

DATE

2017-03-07
YYYYMMDD

Transit-Serial No.

1309-80652930

Pay to the
Order of WEST 100 METRO VIEW REALTY

\$ *****3,300.00

THREE THOUSAND THREE HUNDRED**

Authorized signature required for amounts over CAD \$5,000.00

Re

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


Authorized Officer

52036
Number

Countersigned

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

⑈80652930⑈ ⑈09612⑈004⑈

⑈3808⑈

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

TENANT (Lessee), Kathy Nguyen....., and

LANDLORD (Lessor), Lina Murad.....

for the lease of #1901 - 510 CURRAN PL..... Mississauga.....

L5B 0J8..... dated the 6..... day of March....., 2017.....

22. CONDITION OF THE UNIT: The parties agree that at time of occupancy the unit was in new condition and upon inspection no visual damages were reported. The tenant is responsible to maintain the property and accepts full responsibility for any costs returning the unit to the same state at the end of tenancy.

23. Termination: The parties acknowledge and agree that either party may terminate the tenancy created by this agreement at the end of the lease term or any extension or any renewal thereof by giving the other party written notice of such intention not less than (60) sixty days prior to expiry.

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25. Occupancy: The tenant covenants and agrees that only he/she will personally occupy the premise during the lease. In addition, the tenant will not assign or sublet all or any part of the premises to anyone without written consent of the landlord.

26. Combustibles: the tenant shall keep no storage of combustibles or offensive goods, provisions or material in the building. Any damages caused by such substances would be paid by the tenant.

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30. The tenant agrees to switch the applicable utilities before the commencement of this lease.

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

INITIALS OF TENANT(S):

KN

INITIALS OF LANDLORD(S):

OS PM



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

TENANT (Lessee), Kathy Nguyen....., and

LANDLORD (Lessor), Lina Murad.....

for the lease of #1901 - 510 CURRAN PL..... Mississauga.....

L5B 0J8..... dated the 6..... day of March....., 2017.....

1. Tenant agrees to provide Ten [10] post-dated cheques for the term of the Lease and any extension thereof prior to the occupancy of the premises.

2. The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: [include fridge, stove, washer, dryer, dishwasher and microwave].

3. 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.

4. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. Tenant agrees that any chattels left on the rented premises, and not specifically mentioned herein, may remain and be stored on the premises at no cost to, and shall remain at the risk of, the Landlord.

5. In the event any repairs are needed during the term of the lease, the Tenant agrees to be responsible for the first Fifty dollars [\$50.00] on each repair and the Landlord agrees to pay for the balance of such repair, provided that the Tenant advises the Landlord of the estimated cost and nature of such repair and only if such damage was not caused deliberate or through the negligence of the Tenant.

6. Tenant agrees if any damages done by the tenant or their guests or any claim by the condominium management for any damages on condominium premises during the lease, tenant will be solely responsible and pay any claim by the condominium management.

7 Tenant agrees that for each NSF (Non Sufficient Fund) Fifty dollars [\$50.00] will be charged and has to be paid at the time of each occurring.

8. 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 notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property Two [2] months prior to end of lease.

9. Landlord shall pay real estate taxes, [condominium fees and parking if applicable]

10. Tenant agrees to pay the cost of all utilities required on the premises unless otherwise stated above during the term of the lease and any extension thereof, including but not limited to electricity, water, sewer and gas or other fuel. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

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The Toronto-Dominion Bank

78958874

2001, BOULEVARD ROBERT-BOURASSA
MONTREAL, PQ H3A 2A6

DATE 2017-03-17
YYYYMMDD

Transit-Serial No. 4794-78958874

Pay to the Order of Amacon city Center Seven New Developement Partnership

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100 Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re LINA MURAD - 1901 - PSV2

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

⑈78958874⑈ ⑆09612004⑆

⑈3808⑈

PSV2 1901 - Assignee's ID



Driver's License
Permis de conduire
ON
Alaska

NAME

KATHY XUAN

621 98 PRAIRIEWOOD DR

MILLSBORO, CN 142 312

DOB

N3121 - 42799 - 35108

EXPIRATION

2017/01/05

ALaska EXP

2020/01/05

STATUS

ORA4713803

UNEMPLOYED 161 409

SEX

F

HEIGHT

5

WEIGHT

125

KATHY XUAN

1993/01/05

The Toronto-Dominion Bank

80652930

4555 HURONTARIO STREET UNIT C10
MISSISSAUGA, ON L4Z 3M1

DATE

2017-03-07
YYYYMMDD

Transit-Serial No.

1309-80652930

Pay to the
Order of WEST 100 METRO VIEW REALTY

\$ *****3,300.00

THREE THOUSAND THREE HUNDRED**00/100 Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re 1901-PSV2

Authorized Officer

52036
NumberThe Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Countersigned

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

⑈80652930⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV2 1901 First + Last Month's Rent



REAL Beauty

• Hair Salon •

March 6, 2017

To whom this may concern,

This is to confirm that Kathy Nguyen has been working with us full time (40+hrs/week) for the past 3 years as a Color Technician.

Prior to this, Kathy worked with me in our previous salon for Robert Gage. We have never had any problems with her. She is very clean and timely. She is paid \$36.00 per hour. Feel free to contact me with any questions you may have.

I can be reached at 647-521-8474.

Sincerely,

Lucaas Loukides



[Print This Page](#)

[Close Window](#)

Equifax Credit Report and Score TM as of 02/21/2017

Name: Kathy Xuan Nguyen

Confirmation Number: 1372909210

Credit Score Summary

EQUIFAX

769

Excellent

Where You Stand

The Equifax Credit ScoreTM ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score excellent. Based on this score, you should be able to qualify for some of the lowest interest rates available and a wide variety of competitive credit offers should be available to you.



Range	300 - 359	580 - 659	660 - 724	725 - 759	760 +
	Poor	Fair	Good	Very Good	Excellent
Canada Population	4%	10%	15%	34%	57%

What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

- ▶ Number of national card trades with high utilization.
- ▶ Age of oldest trade.
- ▶ Total number of other inquiries.

Your Loan Risk Rating

EQUIFAX

769

Excellent

Your credit score of 769 is better than 54% of Canadian consumers.

The Equifax Credit Score TM ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

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

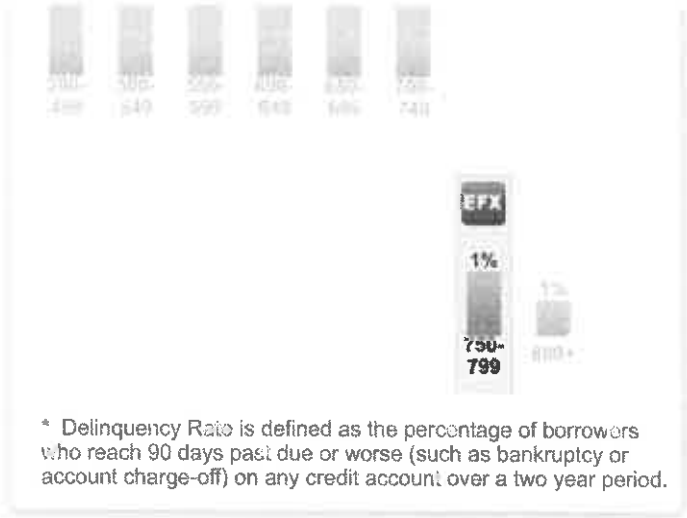
- ▶ You may be able to obtain high credit limits on your credit card.
- ▶ Many lenders may offer you their most attractive interest rates and offers.
- ▶ Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

It is important to understand that your credit score is not the only

Delinquency Rates*



factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.



CREDIT REPORT

Personal Information

Personal Data

Name: Kathy Xuan Nguyen
SIN: 542XXX150
Date of Birth: 1993-XX-05

Current Address

Address: 1611-397 Front St.
ON, Toronto
Date Reported: 2016-11 2015-12

Previous Address

Address:
Date Reported:

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	\$5,000.00
Account Number:	XXX...630	Payment Amount:	\$390.00

Association to Account:

Individual

Type of Account:

Revolving

Date Opened:

2011-02

Status:

Paid as agreed and up to date

Months Reviewed:

72

Payment History:

No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:

Comments:

Monthly payments
Amount in h/c column is credit limit

Balance:

\$1,809.00

Past Due:

\$0.00

Date of Last Activity:

2017-01

Date Reported:

2017-01

ROGERS COMMUNICATION

Phone Number:

(877)764-3772

Account Number:

XXX...514

Association to Account:

Individual

Type of Account:

Open

Date Opened:

2010-10

Status:

Paid as agreed and up to date

Months Reviewed:

65

Payment History:

No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:

Comments:

Monthly payments

High Credit/Credit Limit:

Payment Amount:

Not Available

Balance:

\$672.00

Past Due:

\$0.00

Date of Last Activity:

2016-11

Date Reported:

2017-01

CIBC

Phone Number:

(416)980-4430

Account Number:

XXX...730

Association to Account:

Individual

Type of Account:

Revolving

Date Opened:

2013-09

Status:

Paid as agreed and up to date

Months Reviewed:

30

Payment History:

No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:

Comments:

Personal line of credit
Monthly payments

High Credit/Credit Limit:

10,000.00

Payment Amount:

\$230.00

Balance:

\$4,500.00

Past Due:

\$0.00

Date of Last Activity:

2016-12

Date Reported:

2017-01

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3908

Public Records and Other information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.
Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages
The above will automatically purge from the system six (6) years from the date filed.
Secured Loans
A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2013-10-03	RENT CHECK CREDIT (416)365-7060
------------	---------------------------------

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2016-02-28	CIBC ACCOUNT UPDATE (800)465-2255
2015-04-10	EQUIFAX PERSONAL SOL (800)871-3250
2015-02-25	AUTH ECONSUMER REQUE (Phone Number Not Available)
2015-02-25	EQUIFAX PERSONAL SOL (800)871-3250

How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.

PSV2 1901 Mortgage Approval

TD Canada Trust
PERSONAL CR - MMS/BROKER
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

September 16th, 2016

Lina Murad
77 Rose Street
Pierrefonds, Quebec
H8Y 2B8

Dear Valued Customer:

Re: Mortgage Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 1901, 510 Curran Place in Mississauga, Ontario (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):	Lina Murad
Principal Amount:	\$247,120.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	January 25 th 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option: Closed to prepayment privileges, subject to terms of mortgage	
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	Jan 25th, 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

This Approval Confirmation is valid until July 25th, 2017.

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

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 Canada Trust documentation;
 - The Property meeting TD Canada Trust's normal lending requirements;
 - The Property meeting the mortgage default insurer's requirements;
- 528322 (0212)
- Valid First Mortgage Security to be provided on the Property.
- 528322

Confirmation of Property Insurance

Important: This document is not the insurance policy. It is for information purposes only and is subject to all terms, conditions, definitions and exclusions of the policy, including a "Standard Mortgage Clause" as per the attached. Insurance coverage is bound as of the effective date indicated herein. The full coverage details are contained in the insurance policy, which is being processed and will be mailed to you shortly.

Policy number: FA362730 (Holding coverage 2017-03-13 at 5:00)
Effective from: 2017-03-13 to 2018-03-13

Insured(s)	Address
NGUYEN KATHY	510, CURRAN PL #1901 MISSISSAUGA ON

Location Information

Product:	Your Property Insurance - Tenants
Risk Address:	510, CURRAN PL #1901 MISSISSAUGA ON
Description:	Building/apartment occupied as a principal residence and occupied by Insured 50 dwelling units or more Year of building construction: 2016
Mortgagee(s):	

Deductible: \$500

Coverages	Amount of insurance (\$)
C-Personal Property (Contents)	\$30,000
D-Additional living expense/Fair rental value	\$6,000
E-Legal Liability	\$1,000,000
F-Voluntary Medical Payments	\$5,000
G-Voluntary Payment for Damage to Property	\$1,000