

Worksheet

Leasing

Suite: 2104 Tower: PS12 Date: Mar. 30/17 Completed by: Silvi
Najib Salim Taher Hudhud

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: \$ 53,985
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- See below { ● Copy of Tenant's employment letter or paystub (Students at UTM)
- Copy of Credit Check Not provided
- ✓ ● Copy of the Purchasers Mortgage approval

N/A ● 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:

⇒ Tenants are students. Did not provide
employment letters or credit checks
but more money was paid up front.
⇒ See 1st + last month rent (\$11,400)

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
NAJIB SALIM TAHER HUDHUD (the "Purchaser")

Suite **2104** Tower **TWO** Unit **4** Level **20** (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 30 day of March 2017.

Witness:

Purchaser: **NAJIB SALIM TAHER HUDHUD**

THE UNDERSIGNED hereby accepts this offer.

DATED at _____ this _____ day of _____ 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

Authorized Signing Officer
 I have the authority to bind the Corporation

This Agreement to Lease dated this 8 day of March 2017

TENANT (Lessee): Nie Ting Tran & Jiang Hao Zhu

LANDLORD (Lessor): Majid Salim Taffer Hudhud

ADDRESS OF LANDLORD: 2487 Canfordway Parkway, Mississauga, L5B 1S1

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: 2104-510 Carran Pl Mississauga ON

2. TERM OF LEASE: The lease shall be for a term of 12 Month commencing 1 April 2016

3. RENT: The Tenant will pay to the said landlord monthly and every month during the said term of the lease the sum of One Thousand Nine Hundred Canadian Dollars (CDN\$ 1,900.00) 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 by negotiable cheque payable to West 100 Metro View Realty Ltd "Deposit Holder" in the amount of Eleven Thousand Four Hundred

Canadian Dollars (CDN\$ 11,400.00) 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 Five 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 Residential Family

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	☒	☐	Cable TV	☐	☒
Oil	☒	☐	Condominium/Cooperative fees	☒	☐
Electricity	☐	☒	Garbage Removal	☒	☒
Hot water heater rental	☒	☐	Other: <u>Parking & Locker</u>	☒	☐
Water and Sewerage Charges	☒	☐	Other:	☐	☐

The landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the 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): Nie Ting Tran & Jiang Hao Zhu

INITIALS OF LANDLORD(S): Majid Salim Taffer Hudhud

7. PARKING:

One underground Parking & One locker

8. ADDITIONAL TERMS:

The Tenant agrees to provide 6 post dated cheques to Landlord for the rental from 2nd to the 7th month inclusive of the lease.

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

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 Landlord until 11:59 on the 2-10 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 counteroffer, 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 Acknowledgment 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.: 905-305-1609 (For delivery of Documents to Tenant)

Email Address: Oman.Soroklog@bcom Email Address: pauljin2001@hotmail.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.tb.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, of 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 of 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 canceled or otherwise terminated.

15. RESIDENCY: The landlord shall forthwith notify the Tenant in writing in the event the landlord is, at the time of entering into this Agreement, or becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the landlord and/or agent of the landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the landlord deems appropriate.

17. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. CONSUMER REPORTS: The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

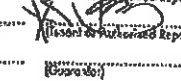
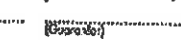
INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):



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

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:
(Witness)  (Landlord or Authorized Representative) 
(Witness)  (Landlord or Authorized Representative) 
(Witness)  (Landlord or Authorized Representative) 
DATE 03.08
DATE 03.08
DATE

We, 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) 
(Witness)  (Landlord or Authorized Representative) 
DATE March 9, 2017
DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 8:00 A.M. on 10 day of March, 2017.

INFORMATION ON BROKERAGE(S)

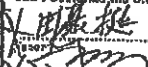
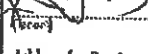
Listing Brokerage: West-100 Metro View Realty Ltd. Tel.No. 905-238-8336
129 Fairview Rd West Mississauga ON
Coop/Buyer Brokerage: HOMELIFE LANDMARK REALTY INC. Tel.No. 905-615-1600
300-1140 BURNHAMTHORPE RD W MISSISSAUGA LSC 289

ACKNOWLEDGEMENT

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

(Landlord)  DATE March 9, 2017
(Landlord)  DATE
Address for Service: Tel.No.
Landlord's lawyer: Tel.No.
Address: Tel.No.
Email: Tel.No.

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

(Tenant)  DATE 3.08
(Tenant)  DATE 03.08
Address for Service: Tel.No.
Tenant's lawyer: Tel.No.
Address: Tel.No.
Email: Tel.No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to lease: HOMELIFE LANDMARK REALTY INC.
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 day of the acceptance of the foregoing Agreement to lease.

Acknowledged by:

Authorized to bind the Landlord

Authorized to bind the Co-operating Brokerage

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

TENANT (Lessee), Nie Ting Han & Jimmy Has Zhu and

LANDLORD (Lessor), Mujib Salim Taher Hadhul

for the lots of 2104-510 Curran Pl Mississauga ON

dated the 8 day of March, 2017

Tenant shall comply with all the Bylaws of the Condominium Corporation.

The following chattels belonging to Landlord are to remain on the premise for the Tenant use: Microwave (combined with exhaust fan), Fridge, Stove, Clothes Washer & Dryer, B/I Dishwasher, Electrical Light Fixtures, CAC, all current Window coverings.

Landlord Presents and warrants that the appliances as listed in this offer to lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the tenant's cost.

Landlord shall pay for the cost of any repair due to normal wear and tear, excluding wrong doing by Tenant, which is in excess of CD\$50.00 and Tenant shall pay for the first CD\$50.00 cost of any repair.

Landlord agrees to have the premise professionally cleaned prior to the commencement of the lease at the Landlord's cost, and tenant shall have the premise professionally cleaned at the end of lease term at the tenant's cost.

Tenant agrees to be responsible for any repair or replacement cost for any damage on the premises caused by tenant or tenant's visitor during the lease term, exceptional for normal wear and tear.

The Tenant shall use and occupy the said premises as residential dwelling only, and will not carry on or permit to be carried on therein any trade or business.

Tenant agrees to setup own account for utilities other than Water and Gas where required and pay all bills and expenses of all these utilities through the lease and any extension thereof.

Landlord will provide the Tenant with 1 sets of Key, Fob/ Remote & mailbox key.

The Tenant acknowledge that the Landlord's fire insurance on the premises provide no coverage on the Tenant's personal possessions. Tenant agrees to get liability Insurance before lease commencement date.

The Tenant agrees to cooperate with the Landlord and Landlord's Real Estate Agents to show the premises at the last 60 days prior to the end of lease with reasonable prior notice to Tenant.

Tenant is to provide CD\$250.00 to Landlord as deposit of the key set. The full amount of the deposit shall be returned to Tenant with no deduction or interest, if the key set is returned to landlord without damage or loss.

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

INITIALS OF TENANT(S): THH

INITIALS OF LANDLORD(S): OST

BUYER:

Nie Ting Tian & Jiang Hao Zhu

SELLER:

Majid Salim Taher Haddad

For the transaction on the property known as 2104-510 Curran Pl. Mississauga Ontario

for the purposes of this Confirmation of Cooperation 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.

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

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

1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
 - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And, the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- ☐ The Brokerage..... (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid:
- ☐ 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)

NT/TJ
BUYER

MS
CO-OPERATING/BUYER BROKERAGE

OS
SELLER

OS
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 AMLS® information for the property
Half Month Rental plus HST to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In AMLS® 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 AMLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's AMLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended AMLS® 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 AMLS® rules and regulations.

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

HOMELIFE LANDMARK REALTY INC.

(Name of Co-operating/Buyer Brokerage)

300-1140 BURNHAMTHORPE RD MISSISSAUGA

Tel: (905) 615-1601

Fax: (905) 615-1601

(Signature of Co-operating/Buyer Brokerage)

PAUL JIA

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

West 100 Metro View Realty Ltd.

(Name of Listing Brokerage)

129 Foxview Rd W Mississauga ON

Tel: 905-238-8336

Fax: 905-238-0020

(Signature of Listing Brokerage)

Omar Kanaan Shaath

(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: 3.28

(Signature of Buyer)

Date: 03.28

(Signature of Seller)

Date: March 9, 2017

(Signature of Seller)

Date:

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The Toronto-Dominion Bank

3037 CLAYHILL ROAD
MISSISSAUGA, ON L5B 4L2

80817767

DATE

2017-03-22
YYYYMMDD

Transit-Serial No.

1878-80817767

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT

\$ *****565.00

FIVE HUNDRED SIXTY FIVE**00/100 Canadian Dollars

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

Re 2104-510 (PSV2)

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

Authorized Officer
Countersigned
Number

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

⑈80817767⑈ ⑆09612⑈004⑆ ⑈3808⑈

PSV2 2104
Leasing Fee

PSN2 2104


UNIVERSITY OF
TORONTO



ZHU
JIANFENG
1002829834

16426159



29/10/2018

2178101642615902

29/10/2018

Ontario
Driver's licence
Permis de conduire ON
Canada



ZHU
JIANFENG
116-2500 SOUTH HURONWAY DRIVE
MISSISSAUGA, ON L5L 3T3
Z3675 - 40109 - 60906
2016/04/06 2020/10/01
2016/04/06 2020/10/01
18 height 178 cm





1998/05/06

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7
O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: March 10, 2017

RECEIVED FROM: Paul Jia @ Homelife Landmark Realty

PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$11,400.00 (1st and last 5 month)

PROPERTY: 2104-510 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		80551665
1177 CENTRAL PARKWAY WEST UNIT 25 MISSISSAUGA, ON L5C 4P3		DATE 2017-03-10 YMMNMBD
Pay to the Order of <u>West-100 Metro View Realty INC.</u>	Transit-Serial No. 1868-80551665	\$ *****11,400.00
ELEVEN THOUSAND FOUR HUNDRED Authorized by <u>Paul Jia</u> with amount over CAD \$5,000.00		00/100 Canadian Dollars
Re The Toronto-Dominion Bank Toronto, Ontario Canada MSK 1A2 <u>2104 PSV2</u>	Authorized Officer <u>Sylvia Li</u> Counsellor <u>Li</u>	Number <u>21358</u>

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

⑈80551665⑈ ⑆09612⑈004⑆

⑈3808⑈

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

December 16th, 2016

Najib Salim Taher Hudhud
 2487 Confederation Parkway
 Mississauga, Ont
 L5B 1S1

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 2104, 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):	Najib Salim Taher Hudhud
Principal Amount:	\$342,110.27
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	February 20 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:	Feb 01th, 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