

Worksheet
Leasing

Suite: 2702 Tower: TW8 Date: Apr 17/2017 Completed by: Dagana

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 TOP UP 57780.00
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$ 1695.00
- ☒ Agreement must be in good standing. Funds in Trust: \$ _____
- ☒ Copy of Tenant's ID ✓
- ☒ Copy of Tenant's First and Last Month Rent ✓
- ☒ Copy of Tenant's employment letter or paystub - Full year paid upfront!
- ☒ Copy of Credit Check ✓
- ☒ Copy of the Purchasers Mortgage approval - Amacon to verify,
- ☒ 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
RAJA A.G. KIYANI (the "Purchaser")

Suite **2702** Tower **TWO** Unit **2** Level **26** (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 12 day of April 2017.

Dvestorovski

Witness:

Srk (P.O.A)

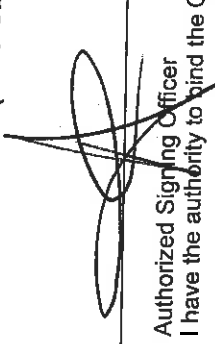
Purchaser: **RAJA A.G. KIYANI**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 12 day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____



Authorized Signing Officer
 I have the authority to bind the Corporation

This Agreement to Lease dated this 13th day of April, 2017

TENANT (Lessee), Jarice Morgadinho

LANDLORD (Lessor), Raja A.G. Niyani

ADDRESS OF LANDLORD 510 Caravan Place #2702

(Full legal names of all Tenants)

(Full legal name 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 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 Caravan Place #2702

2. TERM OF LEASE: The lease shall be for a term of 1 year

commencing April 17th, 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 \$2,200

payable in advance on the first day of each and every month during the currency of the said term. First and last month's 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 Orion Realty Corporation Brokerage "Deposit Holder"

in the amount of four thousand four hundred dollars

Canadian Dollars (CDNs. 4,400)

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 Residence

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>Phone</u>	☒
Water and Sewerage Charges	☒	☐	Other: <u>Internet</u>	☒

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):

[Signature]

INITIALS OF LANDLORD(S):

[Signature] (P.O.A.)

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Sutton Group - Signature Realty Inc.

7. PARKING: 1 - spot

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

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant (landlord/tenant) until 11:00 a.m./p.m. on the 17th day of April

11. NOTICE: The Landlord hereby appoints the listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided hereto, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: 705 - 286-5271

(For delivery of Documents to Landlord)

FAX No.: (905) 286-5999

(For delivery of Documents to Tenant)

Email Address: lak.rosko@gmail.com

(For delivery of Documents to Landlord)

Email Address: marianog@sutton.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.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 at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

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

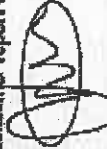
16. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling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

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

18. FAMILY LAW ACT: Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

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

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):


(10.A)

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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 is made by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

I, **Witness** whereof I have hereunto set my hand and seal:

(Witness) [Signature] DATE Apr. 13th 17
(Witness) [Signature] DATE Apr. 13th 17
(Witness) [Signature] DATE Apr. 13th 17

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 this deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) [Signature] DATE Apr. 13th 17
(Witness) [Signature] DATE Apr. 13th 17
(Witness) [Signature] DATE Apr. 13th 17

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) [Signature] DATE Apr. 13th 17

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 1:30 a.m. on this 13th day of April, 2017. (P.O.B.)

INFORMATION ON BROKERAGE(S)

Listing Brokerage Orion Realty Corporation, Brokerage Tel No. 416-733-7784
Dragonara Nestorovska
Coop/Tenant Brokerage Sutton Group - Signature Realty, Inc. Tel No. 905-286-5888
Marianna Gigante
(Soleperson / 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) [Signature] DATE (P.O.B.)

(Landlord) [Signature] DATE Apr. 13th 17

Address for Service

Landlord's Lawyer

Address

Email

Tel No. FAX No.

(Tenant)

Address for Service

Tenant's Lawyer

Address

Email

Tel No. FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

I, Co-operating Brokerage shown on the foregoing Agreement to Lease, in consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, 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

(Authorized to bind the Listing Brokerage)

Acknowledged by:

(Authorized to bind the Co-operating Brokerage)

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Form 400

for use in the Province of Ontario

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

TENANT (Lessee), ...Janice Morgagnio

..., and

LANDLORD (Lessor),

Raja A.G. Kiyani

for the lease of

510 Curren Pl # 2702

dated the 13th day of April, 2017

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

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

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

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

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, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

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 agrees to pay the cost of all utilities required on the premises 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):

INITIALS OF LANDLORD(S):

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Form 401

for use in the Province of Ontario

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

TENANT (Lessee): Janice Morggadinho andLANDLORD (Lessor): Rajja A.G. Kiyanifor the lease of 510 Caravan Pl #2702dated the 13th day of April, 2017**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 Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rent payments payable to Rajja A.G. Kiyani Bank of Montreal on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 security deposit in the form of a cheque payable to Rajja A.G. Kiyani, before taking occupancy of the unit, for the use of keys and fobs.

Landlord agrees to provide the tenant with ONE SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):

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Form 401**Agreement to Lease - Residential**

for use in the Province of Ontario

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

TENANT (Lessee),

Janice Morgedinho

LANDLORD (Lessor),

Raja A. G. Niyani

for the lease of

510 Curran Pl # 2702

dated the

17th

day of

April

20

17

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's fire insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenant's name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the Province of Ontario, once every twelve (12) months.

The Tenant agrees to allow the Landlord or Landlord's Representative access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

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

INITIALS OF TENANT(S)

INITIALS OF LANDLORD(S)

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Form 320

for use in the Province of Ontario

BUYER: Janice Mongedinh

SELLER: Rajs A.G. Niyani
Siu Curran Pl. #2702

For the transaction on the property known as:

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 (REBA 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 notified with my real estate brokerage. The Brokerage will be paid

☐ by the Seller in accordance with a Seller Customer Service Agreement

or:

☐ by the Buyer directly

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

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)
BUYER
CO-OPERATING/BUYER BROKERAGE
SELLER (P.O.R.)
LISTING BROKERAGE The trademarks and/or service marks used herein are the property of the Ontario Real Estate Association (OREA) and its members. All rights reserved. This form was developed by OREA for the use and reproduction by its members and is not to be used for any other purpose without the prior written consent of OREA. OREA does not warrant the accuracy or completeness of the information provided herein.

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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 services 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 4.5% 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 trust 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)

Sutton Group - Signature Realty Inc.
(Name of Co-operating/Buyer Brokerage)

33 Pearl St., Mississauga, ON L5M 1X1

Tel: (905) 286-6888 Fax: (905) 286-5999

Authorized to bind the Co-operating/Buyer Brokerage
Date: Apr 13th 17

Mariana Gigante

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

Orion Realty Corporation, Brokerage
(Name of Listing Brokerage)

200-465 Burnhamthorpe Rd W, Miss

Tel: 416-737-7787 Fax: 905-286-5271

Authorized to bind the Listing Brokerage
Date: April 14, 2017

Dragana Nastorovski

(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: Apr 13th 2017

(Signature of Buyer)

Signature of Seller Date: 14 April 2017

(Signature of Seller)



The International Real Estate Federation (IREF) and the Real Estate Association of Canada (REAC) are committed to the highest standards of ethics and professionalism. The IREF and REAC are the only real estate associations in the world that are members of the United Nations. The IREF and REAC are the only real estate associations in the world that are members of the United Nations. The IREF and REAC are the only real estate associations in the world that are members of the United Nations.



Royal Bank of Canada
Banque Royale du Canada

33 CITY CENTRE DR
MISSISSAUGA, ON

58684303 9-516

DATE 20170418
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE AMACON CITY CENTRE SEVEN NEW DEV PR

\$1,695.00

EXACTLY \$1,695.00

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 LEASING FEE + HST UNIT 2702 PSV2

PURCHASER NAME RAJA A.G. KIYANI

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS 505-HOUNSLOW AVE TORONTO ON

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

DETACH BEFORE CASHING
DÉTACHER AVANT D'ENCAISSER

5465803

FORM 16516 (09-2016)

⑈58684303⑈ ⑆03132⑈003⑆ 099⑈013⑈5⑈

Rec'd by
B.W.



Royal Bank of Canada
Banque Royale du Canada

33 CITY CENTRE DR
MISSISSAUGA, ON

58684302 1-516

DATE 20170418
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE BLANEY McMURTRY LLP IN TRUST

\$57,780.00

EXACTLY \$57,780.00

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 TOP UP DEPOSIT FOR UNIT 2702 PSV2

PURCHASER NAME RAJA A.G. KIYANI

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS 505-HOUNSLOW AVE

ADRESSE DE L'ACHETEUR

TORONTO ON

COUNTERSIGNED / CONTRESIGNÉ

DETACH BEFORE CASHING
DÉTACHER AVANT D'ENCAISSER

5465802

FORM 16516 (09-2016)

⑈58684302⑈ ⑆03132⑈003⑆ 099⑈013⑈5⑈

ENDORSEMENTS AND LIMITATIONS
This passport is valid for all countries unless otherwise specified. The bearer must comply with any visa or other entry regulations of the countries to be visited.

SEE OBSERVATIONS BEGINNING ON PAGE 5 (IF APPLICABLE)

MENTIONS ET RESTRICTIONS
Ce passeport est valable pour tous les pays, sauf indication contraire. Le titulaire doit se conformer aux formalités relatives aux visas ou aux autres formalités d'entrée des pays où il a l'intention de se rendre.

VOIR LES OBSERVATIONS DÉBUTANT À LA PAGE 5 (LE CAS ÉCHÉANT)

SEE OBSERVATIONS BEGINNING ON
PAGE 5 (IF APPLICABLE)

Wen Zadenhe
Signature of bearer / Signature du titulaire

Signature of bearer - Signature du titulaire



E H E 9 7 8 1 7

7498
N20

PASSEPORT
PASSEPORT

CANADA



Passport No./N° de passeport
HN207498

Issuing Country/Pays émetteur
CAN

Printed on Recycled Paper

Summaries/Notes

MORGANTHAU

Given names/Prénom(s)

PLANT CELL

Nationality/Nationalité

CANADIAN/CANADIENNE

Date of birth/Date de naissance

08 NOV / NOV 81

Sex/Sexe
Place of birth/Lieu de naissance

TORONTO CAN

Date of Issue/Date de délivrance

16 FEB 1971

Date of expiry/Date d'expiration:

16 FEB / FEV 22

Issuing Authority/Autorità de délivrance

MISSISSAUGA

P<CANWORGADINH0<<JANICE<<<<<<<<<<<<<<<<<<<
HN207498<2CAN8111085F2202163<<<<<<<<<<<<<<<<08

HN207498<2CAN8111085F2202163<<<<<<<<<<<<<<<<<<<

TENANT'S ID



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801
Toronto, ON, M3C 3E5
Ph. 416-733-7784
Fax. 416-499-1844

DATE: April 18/2017 TIME: 12:30 pm

RECEIVED FROM: Mariano Gigante

ITEMS: ☒ CERTIFIED CHEQUES ☐ CHEQUE ☐ BANK DRAFT ☐ OTHER

AMOUNT \$ 3 certified cheques \$ 22,000.00
\$ 4400.00
\$ 200.00 Key Deposit

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY 510 Curran Pl, Unit 2102

☒ RENTAL ☐ SALE

RE: _____
(PROPERTY ADDRESS)

RECEIVED BY: Helen Cheong

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT



Print This Page

Close Window

Equifax Credit Report and Score™ as of 04/06/2017

Name: Janice Morgadinho

Confirmation Number: 3409141201

Credit Score Summary

Where You Stand

The Equifax Credit Score™ 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 fair. You may have challenges qualifying for credit and you may expect to pay high interest rates when you do qualify.

617 Fair



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 telco inquiries in the last 12 months.
- Number of satisfactory trades with balance > \$0.
- Number of inquiries in previous 12 months.

Your Loan Risk Rating

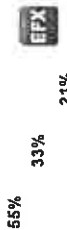
617 Fair

Your credit score of 617 is better than 9% of Canadian consumers. The Equifax Credit Score™ 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 high risk. You may have difficulty qualifying for conventional loans and credit cards - and when you do qualify for credit, you may be charged high interest rates. If you're in the market for credit, this is what you might expect:

- You may have difficulty qualifying for credit cards.
- When you do qualify for a loan, you may pay very high interest rates.
- The loan terms you receive may be very restrictive and include low credit limits.



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

* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data		Other Names:	
Name:	JANICE MORGADINHO	Also Known as:	JANICE REGO XX
SIN:	515XXX848		
Date of Birth:	1981-11-XX		
Current Address		Previous Address	
Address:	3055 ELMCREEK RD #4 MISSISSAUGA, ON	Address:	37 WOODSTREAM AVE BRAMPTON, ON
Date Reported:	2014-11 2014-09	Date Reported:	2014-11 2014-09
Current Employment		Previous Employment	
Employer:	EAGLE EYE EVENTS	Employer:	HUMERVIEW CHEVELAT
Occupation:		Occupation:	
		Employer:	LEGGATT CHEVROLET BUICK CADILL
		Occupation:	

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.

VIRGIN MOBILE		High Credit/Credit Limit:	
Phone Number:	(866)612-8483	Payment Amount:	Not Available
Account Number:	XXX...501	Balance:	\$103.00
Association to Account:	Individual	Past Due:	\$0.00
Type of Account:	Open	Date of Last Activity:	
Date Opened:	2017-03	Date Reported:	2017-03
Status:	Too new to rate or opened but not used		
Months Reviewed:	01		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

BELL MOBILITY

Phone Number: (800)361-2613 High Credit/Credit Limit: \$750.00
Account Number: XXX...120 Payment Amount: Not Available
Association to Account: Individual Balance: \$750.00
Type of Account: Open Past Due: \$750.00
Date Opened: 2012-04 Date of Last Activity: 2016-04
Status: Bad debt, collection account or unable to locate Date Reported: 2017-03

Months Reviewed:

Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History: At least 120 days past due (2016-10) At least 120 days past due (2016-09) Three or more payments past due (2016-08)

Comments: Written-off
Closed by credit grantor

BANK OF MONTREAL M C

Phone Number: (800)263-2263 High Credit/Credit Limit: \$2,500.00
Account Number: XXX...583 Payment Amount: \$39.00
Association to Account: Individual Balance: \$561.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2009-04 Date of Last Activity: 2017-03
Status: Paid as agreed and up to date Date Reported: 2017-03

Months Reviewed:

Payment History: 07 payments 30 days late
04 payments 60 days late
02 payments 90 days late

Prior Paying History: Two payments past due (2017-02) Three or more payments past due (2017-01) Three or more payments past due (2016-06)

Comments: Closed by credit grantor
Monthly payments

MCAP SERVICE CORP

Phone Number: (519)743-7800 High Credit/Credit Limit: \$355,000.00
Account Number: XXX...211 Payment Amount: \$937.00
Association to Account: Joint Balance: \$0.00
Type of Account: Mortgage Past Due: \$0.00
Date Opened: 2014-10 Date of Last Activity: 2017-02
Status: Paid as agreed and up to date Date Reported: 2017-02

Months Reviewed:

Payment History: 01 payments 30 days late
01 payments 60 days late
04 payments 90 days late

Prior Paying History: At least 120 days past due (2017-01) At least 120 days past due (2016-12) At least 120 days past due (2016-11)

Comments: Account paid
Mortgage

* This item is not displayed to all credit grantors. It does not impact your credit score as returned on this report; however some lenders may use a different score where it is factored in to the scoring algorithm.

SCOTIALINE

Phone Number: (800)387-6556 High Credit/Credit Limit: \$0.00
Account Number: XXX...506 Payment Amount: Not Available
Association to Account: Joint Balance: \$0.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2003-04 Date of Last Activity: 2015-06
Status: Paid as agreed and up to date Date Reported: 2015-12

Months Reviewed:

Payment History: 07 payments 30 days late
02 payments 60 days late
No payment 90 days late

Prior Paying History: Two payments past due (2014-09) One payment past due (2014-08) Two payments past due (2014-05)

Comments: Account Closed
Account paid

BMW GROUP FIN SERV			
Phone Number:	(905)683-1200	High Credit/Credit Limit:	\$18,651.00
Account Number:	XXX...665	Payment Amount:	\$442.00
Association to Account:	Joint	Balance:	\$0.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2010-10	Date of Last Activity:	2014-10
Status:	Paid as agreed and up to date	Date Reported:	2014-12
Months Reviewed:	38		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Auto		

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.

2017-03-30	CAPONE BANK (800)481-3239
2017-03-17	VIRGIN MOBILE (800)509-9904
2017-03-17	BMO 2203 (800)263-2263
2017-03-15	VIRGIN MOBILE (800)509-9904
2017-02-17	VIRGIN MOBILE (800)509-9904
2017-02-12	PRESIDENTS CHOICE MC (866)246-7262
2017-02-12	BMO 2203 (800)263-2263

4/8/2017	Equifax Personal Solutions: Credit Reports, Credit Scores, Protection Against Identity Theft and more
2017-01-30	SECURE CAPITAL GROUP (905)707-5465
2016-08-31	MCAP SERVICE CORP (519)743-7800
2016-01-26	BMO 2500 (403)234-2840
2016-01-07	BELL CANADA (800)730-7121
2014-08-14	MRTG CENTRE (519)849-8545

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.

2017-04-06	EQUIFAX PERSONAL SOL (800)871-3250
2017-03-07	CAMBRIDGE COLLECTION (519)854-7350
2017-02-14	BANK OF MONTREAL (877)304-4121
2017-01-15	EQUIFAX PERSONAL SOL (800)871-3250
2016-12-21	MCAP (800)265-2624
2016-11-17	RGNL MUNI OF PEEL (905)791-7800
2016-08-24	ARO INC (905)667-5050
2014-12-02	AUTH CPC ECOA (800)267-1177
2014-09-09	CMHC (613)748-2000

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.