

Worksheet

Leasing

Suite: 3201 Tower: PSV2 Date: March 17/17 Completed by: Silvi

Please mark if completed:

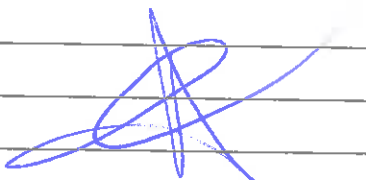
- ☒ ●
- ☒ ● Copy of 'Lease Prior to Closing' Amendment
- ☒ ● Copy of Lease Agreement
- ☒ ● Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust
- ☒ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☐ ● 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
- ☒ ● 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:

Tenant is a student + will pay extra
funds up front. See pg 4 of lease agreement.


Mar 16.17

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
ROBERT G. KALTRACHIAN (the "Purchaser")

Suite **3201** Tower **TWO** Unit **1** Level **31** (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~~ ^{20% R.K.} five percent (25%) 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 14 day of March 2017.

Witness:

Purchaser: **ROBERT G. KALTRACHIAN**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 16 day of March 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
 I have the authority to bind the Corporation

**Agreement to Lease
Residential**

**Toronto
Real Estate
Board**

This Agreement to Lease dated this 11 day of March, 2017

TENANT (Lessee), FAN WANG
(Full legal name of Tenant)

LANDLORD (Lessor), Robert Kaltrachian
(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:
#3201 - 510 CURRAN PT. Mississauga L5B 6J8

2. **TERM OF LEASE:** The lease shall be for a term of 1 YEAR commencing MARCH 18 2018 MARCH 17 2017

3. **RENT:** The Tenant will pay to the said landlord monthly and every month during the said term of the lease the sum of One Thousand Six Hundred Thirty Canadian Dollars (CND\$ 1,630.00), 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 (hereby/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to WUST 100 MITRO VIEW REALTY LTD. Brokerage "Deposit Holder"

In the amount of Three Thousand Two Hundred Sixty

Canadian Dollars (CND\$ 3,260.00) 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: 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	☐	☐	Cable TV	☐	☒
Oil	☐	☐	Condominium/Cooperative fees	☒	☐
Electricity	☐	☒	Garbage Removal	☐	☒
Hot water heater rental	☐	☐	Other: <u>Heat</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):

W.F.

INITIALS OF LANDLORD(S):

OS

DISCLAIMER: This Agreement to Lease, and the related forms, are prepared by the Ontario Real Estate Association (OREA) and its affiliated real estate professionals who are members of OREA. This document is not intended to constitute an offer of legal advice. It is intended to provide a general guide to the parties to the transaction. It is not intended to be used as a substitute for legal advice. Any other use or modification of this document without the prior written consent of OREA is prohibited. OREA is not responsible for any loss or damage resulting from the use of this document.

7. PARKING: 1 PARKING 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 Landlord until 11:59 PM on the 12 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 hereto shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance hereof 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.: 905-238-0020

FAX No.: 905-615-1601

(For delivery of Documents to Landlord)

(For delivery of Documents to Tenant)

Email Address: omar.s@rokslopeslides.com

Email Address: wanglizhi2008@gmail.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.tsb.gc.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 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 printed portion hereof, the added provision shall supersede the standard printed 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 charges 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):

W.F.

INITIALS OF LANDLORD(S):

OS

THE REALTOR, REALTOR'S ASSOCIATION and the REALTOR'S ASSOCIATION is a member of the Canadian Real Estate Association (CREA) and is a member of the Ontario Real Estate Association (OREA).

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Form 400 Revised 2017 Page 2 of 5

WEBForms@crea.ca

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)

(Landlord or Authorized Representative)

(Seal)

DATE

2017-03-11

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE

(Witness)

(Witness)

(Seal)

DATE

We, the landlord hereby accept the above offer, and agree that the commission together with applicable GST (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

March 12, 2017

(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 acts 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, and finally acceptance by all parties on 7:33 PM on 12 March 2017.

INFORMATION ON BROKERAGE(S)	
Selling Brokerage: WEST-100 METRO VIEW REALTY LTD., BROKERAGE	Tel.No. 905-238-8336
(Brokerage / Broker Name)	
Co-op/Tenant Brokerage: HOMELIFE LANDMARK REALTY INC.	Tel.No. (905) 615-1600
(Brokerage / Broker Name)	
LOUISE LI ZHI WANG	

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

March 12, 2017

(Landlord)

DATE

Address for Service

Tel.No.

Landlord's lawyer

Address

Email

Tel.No.

FAX No.

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

(Tenant)

DATE

2017-03-11

(Tenant)

DATE

Address for Service

Tel.No.

Tenant's lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Cooperating Brokerage shown on the foregoing Agreement to Lease:
In consideration for the Cooperating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Resale of the Property as contemplated in the MIS 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 MIS Rules and shall be subject to and governed by the MIS Rules pertaining to Commission Trust.

DATED on this day and forth of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Cooperating Brokerage)

(Authorized to bind the Cooperating Brokerage)

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Schedule A
Agreement to Lease - Residential

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), FAN WANG and

LANDLORD (lessor), Robert Kallmejian

for the lease of #3201 - 510 CURRAN PL Mississauga

LSB 6J8 dated the 11 day of March, 2017

Tenant agrees to provide a refundable \$100 for 1 set of access and mail box keys and fobs to the unit, prior to receipt of these unit access keys and fobs.

Tenant voluntarily agrees to provide 9 post-dated cheques payable to Landlord covering the term of the lease before the commencement of this Lease.

The following items are included in the rental for the use of the Tenant: Appliances (stove, fridge, microwave, dish washer, washer and dryer), existing window coverings, existing light fixtures, and the Landlord warrants that aforesaid appliances will be in normal working order at commencement of the lease.

Tenant agrees to rent the premises in its present condition and turnover premises at expiry in comparable condition subject to reasonable wear and tear. Upon termination of the lease, the tenant agrees to leave the premises in clean, debris free, broom swept condition.

Landlord agrees to pay all maintenance fees, which include: water, heat, and building insurance, for the unit and the related common elements.

The Landlord warrants and represents that all electrical, plumbing, mechanical components, all existing appliances and chattels shall be in normal working condition on closing.

Tenant represents and warrants that no smoking shall be allowed in the leased premises.

Both the landlord and tenant agree that the pets are NOT permitted in the leased units and the building.

Tenant agree to allow Landlord access to the unit for any maintenance that is required. Landlord agrees to give tenant 24 hours notice.

Tenant agree to allow the landlord or his agent to show the property 60 days before the end of the lease at all reasonable hours to prospective buyers or tenants, after giving the tenant at least 24 hours written notice.

Tenant agrees to buy a contents and third party liability insurance policy effective starting from one day prior to the commencement of this Lease and expire one day after the expiration date of this lease. Tenant agrees to deliver a copy of such insurance policy to the Landlord or his authorized agent before the commencing date of this lease. Tenant acknowledges that the appliances as listed in this Agreement to Lease (fridge, stove,

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

INITIALS OF TENANT(S):

W.F.

INITIALS OF LANDLORD(S):

RS

RE The real estate BROKERS, REALTORS and REALTORSES are controlled by the Ontario Real Estate Association (OREA) and their real estate professionals are members of OREA. Under the terms of the OREA Code of Ethics, OREA is not permitted to discriminate on the basis of race, sex, age, or marital status. OREA is not a party to this Agreement to Lease. OREA does not have any liability for any errors or omissions.

Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), FAN WANG and

LANDLORD (Lessor), Robert Kallinichian

for the lease of **#3201 - 510 CURRAN PL** **Mississauga**

LSB 618 dated the **11** day of **March**, **2017**

washer, dryer, dishwasher) are in good working order at the commencement of the lease term. Tenant will be responsible for all minor repairs to all the fixtures and appliances provided by the Landlord up to and including the first \$50.00 per repair and Landlord to pay the balance.

Tenant will be responsible to all repairs or replacement for any damage or broken-down of appliances due to his willingly or careless action. The Landlord retains the right to inspect and to do repairs inside the premises if necessary, upon notice being given to the Tenant in accordance with the Residential Tenancies Act.

Tenant shall comply with all the Bylaws, Rules and Regulations of the Condominium Corporation. Tenant further agrees not to do or cause anything to be done which may be deemed to be disturbing to other occupants of the building complex.

The tenant voluntarily agrees to pay landlord extra 1 month deposit (second last month rental fee) at \$1630 before or on the lease commences date.

Tenant agrees to notify the Landlord 60 days prior to the lease expiry for their intent to vacate or extend the said lease. Should the Tenant renew the Lease for an additional year, the rent shall be subject to increase as per the Landlord and Tenant Act.

The Landlord agrees to vacate the property in a professional broom-swept condition and no garbage left behind in or around the property before the moving in date.

Both Landlord and tenant acknowledge that there are 1 parking unit and 1 locker included, unit number will be noticed to tenant by the landlord.

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

INITIALS OF TENANT(S):

WF

INITIALS OF LANDLORD(S):

RS

By the undersigned REALTORS, MANAGERS and/or LANDLORDS who are regulated by the Ontario Real Estate Association (OREA) and its members who are members of OREA, this form is used for the purpose of recording the agreement to lease. 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. No part of this publication may be reproduced without the prior written consent of OREA.

**Confirmation of Co-operation
and Representation**

**Toronto
Real Estate
Board**

BUYER: FAN YANO

SELLER: Robert Kalirachian

For the transaction on the property known as: **#3201 - 510 CURRAN PL** **Mississauga** **L5H 6J8**

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 practices;
- 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

- on: ☐ 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.)

BUYER
WF.

CO-OPERATING/BUYER BROKERAGE

SELLER
OS.

LISTING BROKERAGE
OS.

NOTES: The Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations are controlled by the Council of Brokers and Agents (CBA) and the Real Estate and Business Brokers Association (OREA). All rights reserved. This form was developed by CREA for use by its members and is not to be reproduced or modified without the written consent of CREA. CREA does not warrant or represent that the use of this form will result in a successful transaction. CREA does not warrant or represent that the use of this form will result in a successful transaction.

3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.

CO-OPERATING BROKERAGE REPRESENTATION:

- a) ☒ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
HALF MONTH RENTAL 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 comment(s) or disclosure(s) 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 sale 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 Account 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)

HOMELIFE LANDMARK REALTY INC.

(Name of Co-operating/Buyer Brokerage)

300-1140 BURNHAMTHORPE RD MISSISSAUGA

Tel: (905) 615-1600

Fax: (905) 615-1601

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

LOUISE LI ZHI WANG

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

WEST-100 METRO VIEW REALTY LTD., BROKER

(Name of Listing Brokerage)

129 Fairview Road West

MISSISSAUGA

Tel: 905-238-8336

Fax: (905) 277-0086

(Authorized to bind the 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: 2017-03-11

(Signature of Seller)

Date: March 13, 2017

(Signature of Buyer)

Date:

(Signature of Seller)

Date:



The Real Estate Council of Ontario (RECO) is a self-regulating body for the real estate industry in Ontario.

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I/We hereby make application to rent .. 4065 Brickstone Meadows #3408

from the 7 day of April 2017 at a monthly rental of \$ 1975

to become due and payable in advance on the 1st day of each and every month during my tenancy.

1. Name Jarressa Joan Smith Date of birth 1986/4/29 SIN No. (Optional) _____
Drivers License No. S3778-96258-65429 Occupation Accounting Manager - Canadian Tire
Chartered Accountant (CA)

2. Name _____ Date of birth _____ SIN No. (Optional) _____
Drivers License No. _____ Occupation _____

3. Other Occupants: Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____

Do you have any pets? N/A If so, describe _____

Why are you vacating your present place of residence? move to Mississauga

LAST TWO PLACES OF RESIDENCE

Address 5162 Yonge St 2302

North York, Ontario M2N 0E9

From July 2015 To present

Name of Landlord Ms. Teresa Ng

Telephone: (416) 886 6232

Address 265 Cassandra Blvd, Unit 533

North York, Ontario M3A 1V4

From Dec 2013 To July 2015

Name of Landlord Mr. R. Holdings

Telephone: (416) 499-9350

PRESENT EMPLOYMENT

Employer Please see attached pay stub

Business address _____

Business telephone _____

Position held _____

Length of employment _____

Name of supervisor _____

Current salary range: Monthly \$ _____

PRIOR EMPLOYMENT

1. Pricewaterhouse Coopers (PwC)

1. 354 Davis Road Oakville, ON L6T 0C5

1. 905-815-6300

1. Experienced Senior Associate

1. Sept 2008 - Dec 2012

1. Charmaine Evelyn

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HomeLife Frontier Realty Inc.

easyOFER 2017 by



Form 410 Revised 2009
Reagency Systems Corp.
www.Reagency.ca

Page 1 of 2
327790

SPOUSE'S PRESENT EMPLOYMENT

Employer
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor
 Current salary range: Monthly \$

PRIOR EMPLOYMENT

1.
 1.
 1.
 1.
 1.
 1.

Name of Bank X Tangerine Branch Address
 Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

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

PERSONAL REFERENCES

Name X Charmaine Evelyn Address
 Telephone: (5697) 328-6347 Length of Acquaintance Occupation X Chartered Accountant (CA)
 Name X Akin Akinsipe Address
 Telephone: (2380) 880-2904 Length of Acquaintance Occupation X Engineer

AUTOMOBILE(S)

Make Mazda Model 3 Year 2008 Licence No. 3ecs 533
 Make Model Year Licence No.

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

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

X Yamshil X March 12 2017
 Signature of Applicant Date Signature of Applicant Date
 Telephone: { } Telephone: { }



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100 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

DATE 20170315

Y/A M/M D/J



Canadian Dollar Money Order - not exceeding **\$2,500 Cdn.**
Mandat en dollars Canadiens - n'excédant pas **\$2,500 Cdn.**

Pay to the order of
Payez à l'ordre de AMALON DEVELOPMENT (CITY CENTRE) CORP.

\$ 565.00

BANK OF MONTREAL

for Bank of Montreal/pour la Banque de Montréal /100 Canadian Dollars Canadiens
Montreal, Canada/Montréal, Canada

Purchaser's Name/Nom de l'acheteur

PSV2 3201 - Robert Kaltrachian

Purchaser's Address/Adresse de l'acheteur

Leasing fee



"President and Chief Executive Officer, BMO Financial Group"
"Président et chef de la direction, BMO Groupe Financier"

1:06952001: 0494019841655# 90

PSV2 3201 Tenant's ID



PSV2 3201 Tenant's First + Last Month's Rent

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: March 13, 2017

RECEIVED FROM: Louise Wang @ Homelife Landmark Realty

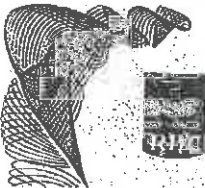
PAYMENT METHOD: Draft

DEPOSIT AMOUNT: \$3,260.00 (First and Last)

PROPERTY: 510 Curran Place #3201 Mississauga

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

	Royal Bank of Canada Banque Royale du Canada 4058 CONFEDERATION PARKWAY MISSISSAUGA, ON	57406827 6-516 DATE 20170313 Y/A MM DD
PAY TO THE ORDER OF / PAYEZ À L'ORDRE DE WEST 100 METRO VIEW REALTY LTD BROK		\$3,260.00
EXACTLY \$3,260.00		
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 3201 - 510 CURRAN PLACE		
PURCHASER NAME / NOM DE L'ACHETEUR		AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE
PURCHASER ADDRESS / ADRESSE DE L'ACHETEUR		COUNTERSIGNED / CONTRESIGNÉ

57406827 0215003 0990135

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

January 16th, 2017

Robert Kaltrachian
1013 SpringHill Drive
Mississauga, Ont
L5H 1N2

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 3201, 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):	Robert Kaltrachian
Principal Amount:	\$310,223.94
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	March 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 28th, 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;
- Valid First Mortgage Security to be provided on the Property.

528322 (0212)

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: A1602994 (Holding coverage 2017-03-13 at 16:00)
Effective from: 2017-03-14 to 2018-03-14

Insured(s)	Address
WANG FAN	510, CURRAN PL UNIT 3201 MISSISSAUGA ON L5B 6J8

Location Information

Product:	Your Property Insurance - Tenants
Risk Address:	510, CURRAN PL UNIT 3201 MISSISSAUGA ON L5B 6J8
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: \$1,500

Coverages	Amount of insurance (\$)
C-Personal Property (Contents)	\$15,000
D-Additional living expense/Fair rental value	\$3,000
E-Legal Liability	\$2,000,000
F-Voluntary Medical Payments	\$5,000
G-Voluntary Payment for Damage to Property	\$1,000

2017-03-13	AUDAIN NATHALIE	1-800-794-0008
Date	Insurance Agent	Telephone number
	P.O. Box 7065, Mississauga, Ontario, L5A 4K7	
		940 007 (2015-07)