

Worksheet

Leasing

Suite: 2604 Tower: 1st Date: _____ Completed by: _____

Jack Saba

Please mark if completed:

✓ ● Copy of 'Lease Prior to Closing' Amendment

✓ ● Copy of Lease Agreement

✓ ● Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust (~~\$~~ 07,000 draft)

✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$0.00 Leasing Top up Required \$ 26,980

✓ ● Agreement must be in good standing. Funds in Trust: \$ 30,000

✓ ● Copy of Tenant's ID

✓ ● Copy of Tenant's First and Last Month Rent Rec'd June 27/17.

Notes { ● Copy of Tenant's employment letter or paystub

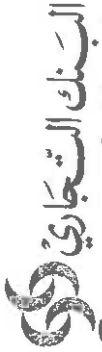
● Copy of Credit Check

✓ ● 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

Administration Notes:

البنك



Commercial bank
Commercial Bank of Qatar (Q.S.C.)
P.O. Box 3232, Doha, Qatar

094953

شيك مصرفي
Bank Draft

CAD ***27,000.00***

4730 - GULF MALL BRANCH

Date 11/07/2017

التاريخ

Against this cheque please pay
No duplicate issued

To the order of

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT.

CAD *****27,000.00
(Amount)

Amount

CANADIAN DOLLARS TWENTY SEVEN THOUSAND ONLY

المبلغ

BANK OF MONTREAL
250 Yonge Street 17th Floor Toronto
Ontario M5E2H6 Transit No 31442-001
Account No. 1044-270

Authorised Signature(s)

VALID FOR SIX MONTHS ONLY

Received
July 17, 2017

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

JACK SABA (the "Purchaser")

Suite **2604** Tower **ONE** Unit **4** Level **25** (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-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 Zero Dollars (\$0.00) 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 22 day of June 2015.

Witness:

Purchaser: **JACK SABA**

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 22 day of JUNE 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer

I have the authority to bind the Corporation

OREA Ontario Real Estate Association
Form 400
for use in the Province of Ontario

Toronto
Real Estate
Board

This Agreement to lease dated this 25 day of June, 2017

TENANT (Lessee), Wan-Chih Lo

LANDLORD (Lessor), Jack Saba

ADDRESS OF LANDLORD

(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 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:
#2604-4011 BRICKSTONE MEWS
Mississauga

TERM OF LEASE: The lease shall be for a term of One year

commencing July 1 2017

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 Fifty

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

(Hereby/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD

in the amount of Sixteen Thousand Five Hundred Twenty Nine Dollars

Canadian Dollars (CDN\$ 16,599.00) 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 Full Year Rent and N/A 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 & Internet</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): WCL

INITIALS OF LANDLORD(S): JS

The trademarks REALTOR®, REALTORSS® and the REALTOR® logo are controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.
© 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing this standard printed form. OREA bears no liability for your use of this form.

7. **PARKING:** One parking and one locker

8. **ADDITIONAL TERMS:**

OS [LW]

SCHEDULES: The schedules attached hereto shall form an integral part of this Agreement to lease and consist of: Schedule(s) A and B

[LW] OS [pas]

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant

Landlord

until 4:00 p.m.

on the 26th 25

[LW] OS [pas]

day of June

void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

FAX No.:

(for delivery of Documents to Landlord)

Email Address: omniar.s@vokslodistics.com

(for delivery of Documents to Landlord)

Email Address: joe.fox@gmail.com

(for delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. Information For New Tenants is made available by the Landlord and Tenant Board and available at www.tlb.gov.on.ca

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, 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):

[LW]

INITIALS OF LANDLORD(S):

[OS]

The trademarks REALTOR®, REALTORSS and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. © 2017, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited without the prior written consent of OREA. Do not alter when printing or reproducing this standard pre-set portion. OREA bears no liability for your use of this form.

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

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) [Signature] IN WITNESS whereof I have hereunto set my hand and seal: LO WAN-CHIH DATE 6/25/2017
(Tenant or Authorized Representative)

(Witness) _____

(Tenant or Authorized Representative)

(Witness) _____

(Guarantor)

We/1 the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) [Signature] IN WITNESS whereof I have hereunto set my hand and seal: LO WAN-CHIH DATE 6/25/2017
(Landlord or Authorized Representative)

(Witness) _____

(Landlord or Authorized Representative)

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

(Witness) _____

(Spouse)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all terms which typed and written was freely acceptance by all parties of 20 day of June, 2017 LO WAN-CHIH
(Spouse / Authorized Representative)

INFORMATION ON BROKERAGE(S)	
Using Brokerage <u>WEST-100 METRO VIEW REALTY LTD</u>	Tel.No. <u>(905) 238-8336</u>
<u>OMAR KANAAN SHAATH</u>	
Co-op/Tenant Brokerage <u>HOMELIFE LANDMARK REALTY INC.</u>	Tel.No. <u>(905) 615-1600</u>
<u>JOE TU</u>	
(Salesperson / Broker Name)	

ACKNOWLEDGEMENT

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

(Landlord) [Signature] DATE June 23, 2017

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) LO WAN-CHIH DATE 06/25/2017

(Landlord) _____ DATE _____

(Tenant) _____ DATE _____

Address for Service _____

Address for Service _____

Landlord's lawyer _____ Tel.No. _____

Tenant's lawyer _____ Tel.No. _____

Address _____

Address _____

Email _____

Email _____

Tel.No. _____

Tel.No. _____

FAX No. _____

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and place of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Co-operating Brokerage) [Signature] (Authorized to bind the Co-operating Brokerage) [Signature]

The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. © 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited without prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.



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), Wan-Chih Lo

LANDLORD (lessor), Jack Saba and

for the lease of #2604 -4011 BRICKSTONE MEWS

Mississauga

LSB 0J7 dated the 25 day of June, 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 Tenant agrees to One year rent in advance before Closing.

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 within 60 days prior to the end of the Lease term

Landlord shall pay real estate taxes, 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 have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. 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.

Tenant agrees to pay the first \$75.00 for any minor service needed in condo premises.

Landlord warrants that all appliances, chattels and fixtures will be in good working order prior to occupancy.

Tenant agrees to pay Landlord a \$300 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

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

INITIALS OF TENANT(S):

WCL

INITIALS OF LANDLORD(S):

JS

IREA The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. © 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard printed portion. OREA bears no liability for your use of this form.

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

BUYER, Wan - Chik Lu

SELLER, Jack Saba

and

for the property known as #2604 - 4011 Brickstone Mews

dated the 25 day of June, 2017.

West-100 Metro View Realty Ltd. advise the parties to this Agreement that the Real Estate Trust account, in which the deposit for this transaction [The Deposit] shall be placed in a Non Interest Bearing Real Estate Trust Account, carrying no interest on the deposit and unless it is requested by the Parties in writing in this Agreement that the deposit be placed in an interest bearing Term deposit there will be no interest paid or earned on the deposit funds being held.

The Buyer agrees to provide a certified cheque or bank draft as a deposit within one [1] banking day [excluding Saturday, Sunday and statutory holidays] from the date of acceptance of this offer. No cash deposits will be accepted.

The Parties to this Agreement acknowledge that the real estate Broker[s] so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by West-100 Metro View Realty Ltd. is to be construed as legal, tax or environmental advice and all sizes and measurements are approximate and is to be verified by the Buyer.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Seller, West-100 Metro View Realty Ltd. or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

LWC

INITIALS OF SELLER(S):

OS

© 2012, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for its use and reproduction of its members and licensees only. Any other use is prohibited except with prior written consent of OREA. Do not alter when printed or reproducing the standard paper portion.

BUYER: Wan-Chiu Lo

SELLER: Jack Saba

For the transaction on the property known as: #2604-4011 BRICKSTONE MEWS Mississauga L5B 0J7

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

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

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

1. LISTING BROKERAGE

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

LWC
BUYER

CT

CO-OPERATING/BUYER BROKERAGE

JS
SELLER

DS
LISTING BROKERAGE

The trademarks REALTOR®, REALTORSS and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2017, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard printed version. OREA takes no liability for your use of this form.

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(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay this Co-operating Brokerage the commission as indicated in the MLS® information for the property.
 Half Month
 (Commission As Indicated in MLS® Information)
 b) ☐ The Co-operating Brokerage will be paid as follows:
 to be paid from the amount paid by the Seller to the Listing Brokerage.

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

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)
HOMELIFE LANDMARK REALTY INC.
 (Print 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) Date: June 25/17

JOE TU

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

WEST-100 METRO VIEW REALTY LTD.
 (Print Name of Listing Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

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

(Authorized to bind the Listing Brokerage) Date: June 25, 2017

OMAR KANAAN SHAAATH

(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.

L.O. WAPN-CHIH

Date: 2017, 6, 25

(Signature of Buyer)

(Signature of Buyer)

Date:

(Signature of Seller)

Date:

(Signature of Seller)

Date:

The trademarks REALTOR®, REALTOR and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license by its members only. © 2017 Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction of its members only. Any other use or reproduction is prohibited except with prior written consent of CREA. Do not alter when printing or reproducing the standard printed version. OREA bears no liability for your use of this form.

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

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

DEPOSIT RECEIPT

DATE: June 26, 2017

RECEIVED FROM: Joe Tu @ Homelife Landmark Realty Inc.

PAYMENT METHOD: Td Draft

DEPOSIT AMOUNT: \$3,400.00

PROPERTY: #2604-4011 Brickstone Mews Mississauga

Thank-you, -

West-100 Metro View Realty Ltd.

10352 (12/15)

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

The Toronto-Dominion Bank

800 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2R9

80850748

2017-06-26
YYMMDD

DATE

Pay to the
Order of

WEST-100 METRO VIEW REALTY LTD

Transit-Serial No.

1202-80850748

\$ *****3,400.00

Re *****THREE THOUSAND FOUR HUNDRED *****
Authorized Signature required for amounts over CAD \$5,000.00

00/100 Canadian Dollars

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5X 1A2

Authorized Officer

Countersigned

Number

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

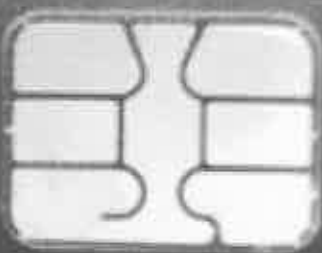
[Signature]

[Signature]

⑈80850748⑈ ⑈09612⑈004⑈

⑈3808⑈

UNIVERSITY OF
TORONTO



LO
WAN-CHIH
1003403729

owanchi

17033293



2176101703329300

06/09/2016



1997 / Code

NMG

—at 2. (Given names)

HIH-CHI, W.P.N.-CHI

KATZ / 1999

REPUBLIC OF CHINA

性別 / Sex

3

13 MAR 2014

到期截止日期 / Date of expiry

13 MAR 2024

Authority / 權限

MINISTRY OF FOREIGN AFFAIRS

出生地 / Place of birth
TAIWAN

23 OCT 1997

H225073652

[illegible]



Dear Jack Saba

I am pleased to advise you that the following loan, to be secured by first mortgage on the property noted below, has been pre-approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Property Address: Suite 2604, Unit 4 Level 25, 4011 Brickstone Mews, Mississauga, Ontario
Purchase Price: \$284,900.
Down Payment: \$71,225
Mortgage Amount: \$213,675
Capped Interest rate: 3.79%
Term : 5 years
Amortization: 30 years
Total Payment : \$1002.81

Final Approval is subject to:

1. Confirmation of credit application details (including income)
2. Confirmation of down-payment from non-borrowed sources.
3. Satisfactory Street Capital credit investigation.
4. No charge in, and the accuracy of the information provided.
5. The property to be mortgaged meeting Street Capital's normal lending requirements

A handwritten signature in dark ink, appearing to read 'Sukhdeep'.

(For Street Capital)
Sukhdeep Lamba

29 Oct 2016
(Date)