

Worksheet

Leasing

Suite: 408 Tower: PSV Date: July.17. Completed by: _____

Michelle Grasso

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 Aird and Berlis LLP in Trust *Top-Up Requirement Waived.*
- ✓ ● 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). *\$565 Draft No. 553742479*
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 14,970
- ✓ ● 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 *N/A - student*
- Copy of the Purchasers Mortgage approval *(Amazon to verify)*
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:



MICHELLE

NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL
03322 - ALNESS AND SUPERTEST
NORTH YORK, ON

55374247-9
2017-07-06
21-43448

NAME OF REMITTER / DONNEUR D'ORDRE
PAY TO THE ORDER OF
PAYER À L'ORDRE DE
THE SUM OF
LA SOMME DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****FIVE HUNDRED SIXTY FIVE

DATE
Y/A
M/M
D/J

\$*****565.00

CANADIAN DOLLARS
DOLLARS CANADIENS

CAD

NOT OVER / NE DOIT PAS EXCÉDER \$5,000

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHIEF DE LA DIRECTION

PSV #408 Lease Fee

⑈55374247⑈ ⑆09502⑈010⑆ 03322⑈2743248⑈

PSV - TOWER ONE
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

MICHELLE LEIGH GRASSO (the "Purchaser")

Suite 408 Tower ONE Unit 8 Level 4 (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 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 2 day of MARCH 2016.

Witness:

Purchaser: MICHELLE LEIGH GRASSO

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 2 day of MARCH 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

OREA Ontario Real Estate Association **Agreement to Lease Residential**

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 26 day of June, 2017
TENANT (Lessee), HANG YANG

(Full legal names of all tenants)

LANDLORD (Lessor), Michelle Leigh Grasso

(Full legal name of Landlord)

ADDRESS OF LANDLORD 4011 Brickstone Mews 408

(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:
#408 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing July 1, 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 Seven Hundred Fifty Canadian Dollars (CDN\$ 1,750.00),
payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE "Deposit Holder"
in the amount of Ten Thousand Five Hundred

Canadian Dollars (CDN\$ 10,500.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last Five (5) 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 Resident

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: CAC, Heat	☐
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): [Signature]

INITIALS OF LANDLORD(S): [Signature]

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7. **PARKING:** One Under Ground Parking Spot

8. **ADDITIONAL TERMS:**

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 8 p.m. on the 26 day of June, 2017, after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

FAX No.: (for delivery of Documents to Landlord) FAX No.: (for delivery of Documents to Tenant)
Email Address: andrey@orionrealestate.ca Email Address: ianwang9958@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.ltb.gov.on.ca)

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

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

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

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

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

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

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):



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

SIGNED, SEALED AND DELIVERED in the presence of:

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

(Witness)

(Tenant or Authorized Representative)

DATE

06/26/2017

(Witness)

(Tenant or Authorized Representative)

DATE

(Witness)

(Guarantor)

DATE

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:

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

(Witness)

(Landlord or Authorized Representative)

DATE

06/26/17

(Witness)

(Landlord or Authorized Representative)

DATE

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

(Witness)

(Spouse)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 2:00 a.m. on this 26th day of June, 2017. *Michelle Krasso* (Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION
AUDREY GRUBESIC

Tel.No. (416) 733-7784

Co-op/Tenant Brokerage ROYAL LEPAGE REAL ESTATE SERVICES LTD.
IAN WANG

Tel.No. (905) 828-1122

(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.

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)

Michelle Krasso

DATE 06/26/17

(Tenant)

(Tenant)

DATE

(Landlord)

Address for Service

DATE

(Tenant)

Address for Service

DATE

Landlord's Lawyer

Tel.No.

Tenant's Lawyer

Tel.No.

Address

Address

Email

Email

Tel.No.

FAX 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 time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by Tenant

Dudette
Authorized to bind the Listing Brokerage

[Signature]
(Authorized to bind the Listing Brokerage)

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Ontario Real Estate Association

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), HANG YANG....., and

LANDLORD (Lessor), Michelle Leigh Grasso.....

for the lease of #408 -4011 BRICKSTONE MEWS..... Mississauga

LSB 0J7..... dated the 26..... day of June....., 2017.....

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 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.

The Tenant agrees to abide by the rules and regulations of the condominium corporation.

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 being responsible for own elevator booking arrangements.

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.

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 Electrical Light fixtures.

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 2 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. The Tenant shall pay the Landlord reasonable expenses incurred thereby.

Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

TENANT AND LANDLORD AGREE THAT AN ACCEPTED AGREEMENT TO LEASE SHALL COMPLETED LEASE AND NO OTHER LEASE WILL BE SIGNED BETWEEN THE PARTIES.

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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Ontario Real Estate Association

Confirmation of Co-operation and Representation

Form 320
for use in the Province of Ontario

BUYER: HANG YANG

SELLER: Michelle Leigh Grasso

For the transaction on the property known as: #408 -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 included 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 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 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.

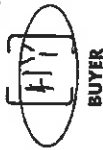
Additional comments and/or disclosures by Listing Brokerage: [e.g. The Listing Brokerage represents more than one Buyer offering on this property.]

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)


BUYER


CO-OPERATING/BUYER BROKERAGE


SELLER


LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
1/2 Month Rent + HST
(Commission As indicated in MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

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

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

ROYAL LEPAGE REAL ESTATE SERVICES LTD.
(Name of Co-operating/Buyer Brokerage)

5055 PLANTATION PLACE MISSISSAUGA

Tel: (905) 828-1122 Fax: (905) 828-7925

Date: 06/26/2017

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

IAN WANG

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

ORION REALTY CORPORATION
(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD MISSISSAUGA

Tel: (416) 733-7784 Fax: (905) 286-5271

Date: 6/26/17
(Authorized to bind the Listing Brokerage)

AUDREY GRUBESIC

(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

I have received, read, and understand the above information.
06/26/2017

(Signature of Buyer)
Hanyang

Date:

(Signature of Buyer)

Date:

(Signature of Seller)
X Michelle Huaco

Date:

(Signature of Seller)

Date:



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NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

55374247-9
2017-07 06

27-43248

MICHELLE LEIGH GRASSO

03322 - ALNESS AND SUPERTTEST
NORTH YORK, ON

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF
PAYEZ À
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$*****565.00

THE SUM OF
LA SOMME DE

*****FIVE HUNDRED SIXTY FIVE

CANADIAN DOLLARS
DOLLARS CANADIENS CAD

NOT OVER / NE DOIT PAS EXCÉDER \$5,000

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

4818557
710 BIL LA-2015/01

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

PSV # 408 Lease Fee

⑈553742479⑈ ⑆095020010⑆ 03322 2743248⑈



UNIVERSITY OF
TORONTO

May 12, 2017

Hang Yang
1209 Kipling Avenue
Toronto ON M9B 3M8

U of T Applicant Number: 1004355020
UTOR id: yangha56
OUAC Reference Number: 20170695360

Dear Hang Yang:

We are delighted to offer you a place at the University of Toronto. Your record of achievement has distinguished you in a pool of highly accomplished applicants and you have been selected for 2017 admission to Visual Studies at the University of Toronto Mississauga. Congratulations!

In addition, we are delighted to inform you that you will be awarded a University of Toronto Mississauga (UTM) Entrance Award in the amount of \$2,000. This award is contingent on you maintaining your academic standing and achieving a final grade 12 admission average of at least 85% with no repeated courses. You must also meet any additional conditions of this offer of admission and register in a full-time course load at UTM for the 2017-18 Fall/Winter Session.

At the University of Toronto, we are committed to helping you reach your highest potential. We believe you will be an excellent addition to a community of scholars who share a passion for learning, a deep curiosity about the world and a commitment to making a difference. You'll have a chance to learn from professors who lead in their fields and to benefit from the resources of a major international institution. You'll make friends with others who share your interests and aspirations. You'll grow with us here on a campus that offers research and teaching excellence within a close-knit academic community. We welcome you to an exciting intellectual adventure.

You have a lot to think about while making this important decision about your future, and we are here to help. In addition to providing important, customized information related to your U of T choice(s), the Join U of T website offers a social network connecting you with future classmates and other members of our vibrant community.

Some important logistics:

- Legally speaking: Please read the Terms & Conditions of this offer (encl.).
- Timelines: Accept your offer at join.utoronto.ca by selecting 'Accept My Offer'. Your response must be received no later than Thursday, June 1, 2017.
- Upon your registration at the University of Toronto your U of T applicant number will become your U of T student number and you will be given a U of T email address. All email communications will be sent to your 'utoronto' address.



Ontario

Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME/ NOM

YANG,
HANG

8 172 SIXTH ST

TORONTO, ON, M8V 3A5

4d NUMBER/
NUMERO

Y0418 - 31209 - 76026

4a ISS/ DÉL.

2016/03/17

4b EXP/ EXP. 2021/03/16

5 DD/ RÉF.

DL0653240

16 HGT/ HAUT. 168 cm

15 SEX/ SEXE

F

9 CLASS/
CATÉG.

G1

12 REST/
COND.

AGE 19/ANS 2016/10/26

3 DOB/ODN

1997/10/26

杨杭

杨杭



465 BURNHAMTHROPE RD W UNIT 200
MISSISSAUGA, ON L5M 0E3
PHONE: 416-733-7784
FAX: 905-286-5271

RECEIPT

DATE: June 27 2017

TIME: 10:24 AM

RECEIVED FROM: Hang Yang

ITEM: ☐ CERTIFIED CHEQUE ☒ BANK DRAFT ☐ CHEQUE ☐ OTHER

AMOUNT(\$): 10,500

PAYABLE TO: ☒ ORION REALTY CORPORATION, BROKERAGE

PROPERTY: 4011 Brickstone Mews #408

FOR: ☒ LEASE ☐ SALE

RECEIPT BY: Kieu

☒ COPY FOR CLIENT(S)

☒ COPY FOR LISTING AGENT



HANG YANG

NAME OF REMITTER / DONNEUR D'ORDRE
PAY TO THE ORDER OF
PAYEZ A L'ORDRE DE
THE SUM OF LA SOMME DE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

ORION REALTY CORPORATION, BROKERAGE*****

*****TEN THOUSAND FIVE HUNDRED

BANK DRAFT / TRAITE DE BANQUE
02722 - DUNDAS AND HURONTARIO
MISSISSAUGA, ON

2801 5216 6 27-43345
2017-06-27

DATE Y/A M/M D/J

\$*****10,500.00

CANADIAN DOLLARS
DOLLARS CANADIENS

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

TO
TIRE:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA



AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE

COUNTERSIGNED / CONTRESIGNE

⑈ 280152166⑈ ⑈ 095020010⑈ 02722002743345⑈