

# Worksheet Family Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy or Post Occupancy

*Reviewed  
July 26/17*

Suite: 2911 Tower: PSV Date: July 16/17 Completed by: Amacon

Please mark if completed:

- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit to 20% Not Required *35% - international top-up of \$44,385*
- ☒ Certified Deposit Cheque for Family Assignment administration fee of \$500 +HST 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: \$ 59,180
- ☒ Assignors Solicitors information *- same as Assignee's Solicitors*
- ☒ Assignees Solicitors information
- ☒ Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to customercareto@amacon.com
- ☒ Include Fintrac for Assignee
- ☒ Copy of Assignees ID
- ☒ Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as 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 for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

## Administration Notes:

\* Pending Builders approval regarding total deposit amount now that it is an international purchaser

# The Toronto-Dominion Bank

13337 YONGE STREET  
RICHMOND HILL, ON L4E 3L3

82514733

DATE

2017-07-25  
YYYYMMDD

Transit-Serial No.

1039-82514733

Pay to the  
Order of Aird and Berlis LLP, In Trust

\$ \*\*\*\*\*44,385.00

\*\*\*FORTY FOUR THOUSAND THREE HUNDRED EIGHTY FIVE\*\*\*\*\*00/100 Canadian Dollars  
Authorized signature required for amounts over CAD \$5,000.00

Re Unit 2911 PSV 1

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

Authorized Officer

Countersigned

Number

⑈82514733⑈ ⑆09612⑈004⑆

⑈3808⑈

*DS*

*July 26/17*

10358 (12/15)

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

# The Toronto-Dominion Bank

79987613

DATE

2017-07-16  
YYMMDD

Transit-Serial No.

1039-79987613

Pay to the Order of Amacon City Centre Seven New Development Partnership

\$ \*\*\*\*\*565.00

\*\*\*FIVE HUNDRED SIXTY FIVE\*\*\*\*\*00/100 Canadian Dollars  
Authorized signature required for amounts over CAD \$5,000.00

Re 291 PSV Family assignment Fee

The Toronto-Dominion Bank

Toronto, Ontario  
Canada M5K 1A2

Authorized Officer

Countersigned

Number

CUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND PAYMENTS ON CANADIAN BANKERS

⑈ 79987613 ⑆ ⑆ 09812004 ⑆

⑈ 3808 ⑆

July 16/17  
Amc

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

**GUANGPING SUN and YUN FENG** (the "Purchaser")

Suite **2911** Tower **ONE** Unit **11** Level **28** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned 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:

**Delete: FROM THE AGREEMENT OF PURCHASE AND SALE**

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

**Insert: TO THE AGREEMENT OF PURCHASE AND SALE**

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum ~~Three Thousand Five Hundred (\$3,500.00)~~ <sup>family assignment \$500.00</sup> Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.


- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to ~~twenty-five percent (25%)~~ <sup>twenty percent (20%)</sup> of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.


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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 12th day of Apr 2012. 17. GS/4F

Witness: 


Purchaser: YUN FENG 

Witness: 

Purchaser: GUANGPING SUN 

DATED at Mississauga this 12 day of April 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:   
 Authorized Signing Officer  
 I have the authority to bind the Corporation

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 16<sup>th</sup> day of July, 2016.

YF GS

AMONG:

Guangping Sun and Yun Feng

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Guangping Sun

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 10<sup>th</sup> day of May, 2012 and accepted the 11<sup>th</sup> day of May, 2012 between the Assignor as Purchaser and the Vendor as may have been amended (the "Agreement"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 11, Level 28, Suite 2911, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 356 Mississauga, Ontario (the "Property");
- (B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and
- (C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
- The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
- Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
- The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.
- Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the

YF GS



Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.
7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.
8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.
9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.
10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.
11. The Assignor shall pay by certified cheque drawn on ~~solicitor's trust~~ *Vendor's Amacon City Centre Seven New Development Partnership* account to *Blaney McMurtry, LLP* upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.
12. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement, Assignee's full contact information and Assignee's solicitor's contact information.
13. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.
14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
15. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.
16. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 16<sup>th</sup> day of July, 2017

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Assignor) *Guangping Sun*

\_\_\_\_\_  
*Yun Feng* (Assignor)

\_\_\_\_\_  
(Assignee) *Guangping Sun*

\_\_\_\_\_  
(Assignee)

AMACON DEVELOPMENT (CITY CENTRE)  
INC.

Per: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: **Authorized Signing Officer**

I have authority to bind the Corporation

### Details of Assignee

E-mail: efangeunice@gmail.com.

E-mail: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

E-mail: Facsimile: (905) 604-7992  
sligotaw@gmail.com

YF GS



PSV - Block 7 - PSV

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

YUN FENG (the "Purchaser")

Suite 2911 Tower ONE Unit 11 Level 28 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

N/A

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

The undersigned, GUANGPING SUN (collectively, the "Purchaser")

DATE OF BIRTH: OCT 21 1961

PASSPORT: G24853938

SIN No: N/A

CURRENT ADDRESS: 42 HELLIWELL CRE, RICHMOND HILL, ON. L4E 1C7

TELEPHONE: 647-818-1868

EMAIL: sunguangping777@hotmail.com

OCCUPATION: REGIONAL SALES MANAGER


EMPLOYER: DALIAN MAPLE LEAF INTERNATIONAL SCHOOL

(Relationship to original purchaser: MOTHER )

Dated at Mississauga, Ontario this 28th day of July 2016.

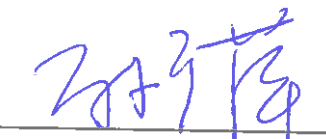
**SIGNED, SEALED AND DELIVERED**

In the Presence of:

  
Witness


  
Purchaser - YUN FENG

  
Witness

  
Purchaser- GUANGPING SUN

Accepted at Mississauga this 25 day of August 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:  c/s  
Authorized Signing Officer  
I have the authority to bind the Corporation.

**PURCHASER  
INFORMATION FORM**



**PARKSIDE  
VILLAGE**  
MISSISSAUGA

Suite #: PSV 2911

Purchasers  
Name(s): Guangping Sun / Yun Peng (ASSIGNORS)

Purchasers  
Address: \_\_\_\_\_

Tel:  
(Daytime): \_\_\_\_\_

(Cell): \_\_\_\_\_

Email  
Address: \_\_\_\_\_

**PURCHASER'S SOLICITOR INFORMATION**

Name: Sophra S. Liao

Firm: Sophra S. Liao Barrister + Solicitor Notary Public

Address: 7100 Woodbine Ave Suite #310 Markham L3R 5J2

Tel: 905-604-7991

Fax: 905-604-7992

Email: sliaolaw@gmail.com

*Please return the completed form to:*

**PARKSIDE VILLAGE SALES TEAM**

465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333  
FAX: 905-273-7772 EMAIL: SUPPORT1@LIFEATPARKSIDE.COM  
LIFEATPARKSIDE.COM

**PURCHASER  
INFORMATION FORM**



**PARKSIDE  
VILLAGE.**  
MISSISSAUGA

Suite #:

PSV 2911

Purchasers  
Name(s):

Guangping Sun (ASSIGNEE)

Purchasers  
Address:

Tel:

(Daytime):

(Cell):

Email

Address:

**PURCHASER'S SOLICITOR INFORMATION**

Name:

Sophia S. Liao

Firm:

Sophia S. Liao Barrister + Solicitor Notary Public.

Address:

7100 Woodbine Ave. Suite #310 Markham L3R 5J2

Tel:

905-604-7991

Fax:

905-604-~~04~~ 7992

Email

sliao law@gmail.com

*Please return the completed form to:*

**PARKSIDE VILLAGE SALES TEAM**

465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333  
FAX: 905-273-7772 EMAIL: SUPPORT1@LIFEATPARKSIDE.COM  
LIFEATPARKSIDE.COM

# Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate. It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address: 4011 Brickstone Meadows Suite 2911  
MISSISSAUGA, ON L4R 0T7  
Sales Representative/Broker Name: Kathleen McComb  
Date Information Verified/Credit File Consulted: July 16, 2017

## A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of individual: Ghangping Sun

2. Address: 42 Helliwell Crescent  
Richmond Hill, ON L4E 1C7

3. Date of Birth: Oct 21, 1961

4. Nature of Principal Business or Occupation: Homemaker/Retired

### A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

1. Type of Identification Document: People's Republic of China PASSPORT  
(must view the original and have a photo; see CREA's FINTRAC materials on REALTOR Link® for examples)

2. Document Identifier Number: E 89 345 740

3. Issuing Jurisdiction: Heilongjiang  
(insert applicable Province, Territory, Foreign Jurisdiction or "Canada")

4. Document Expiry Date: Nov 11, 2036  
(must be valid and not expired) Country: China

### A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

### A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth\*

- ☐ Name of Source: .....
- ☐ Account Number\*\*:

☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address\*

- ☐ Name of Source: .....
- ☐ Account Number\*\*:

☐ Verify the individuals' name and confirm a financial account\*

- ☐ Name of Source: .....
- ☐ Financial Account Type: .....
- ☐ Account Number\*\*:

\*See CREA's FINTRAC materials on REALTOR Link® for examples. \*\* Or reference number if there is no account number.



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# Individual Identification Information Record

## A.4 Unrepresented Individual Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

### 1. Measures taken to Ascertain Identity (check one):

- ☐ Asked unrepresented individual for information to ascertain their identity  
☐ Other, explain: .....

Date on which above measures taken: .....

### 2. Reason why measures were taken (check one):

- ☐ Asked unrepresented individual for information to ascertain their identity  
☐ Other, explain: .....

## B. Verification of Third Parties

NOTE: Only complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

### B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? (check one):

- ☐ Yes  
☐ No

Measures taken (check one):

- ☐ Asked if client was acting on behalf of a third party  
☐ Other, explain: .....

Date on which above measures taken: .....

Reason why measures were unsuccessful (check one):

- ☐ Client did not provide information  
☐ Other, explain: .....

Indicate whether there are any other grounds to suspect a third party (check one):

- ☐ No  
☐ Yes, explain: .....

### B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party: .....

2. Address: .....

3. Date of Birth: .....

4. Nature of Principal Business or Occupation: .....

5. Incorporation number and place of issue (if applicable): .....

6. Relationship between third party and client: .....



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# Individual Identification Information Record

NOTE: Only complete Sections C and D for your clients.

## C. Client Risk *(ask your Compliance Officer if this section is applicable)*

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

### Low Risk

- ☐ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☒ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

### Medium Risk

- ☐ Explain:

### High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.



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# Individual Identification Information Record

## D. Business Relationship

(ask your Compliance Officer when this section is applicable)

### D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- |                                                       |                                                                   |
|-------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Residential property         | <input type="checkbox"/> Residential property for income purposes |
| <input type="checkbox"/> Commercial property          | <input type="checkbox"/> Land for Commercial Use                  |
| <input type="checkbox"/> Other, please specify: ..... |                                                                   |

### D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - if you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

### D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.



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*The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.*

POCHNSUN<<GUANGPING<<<<<<<<<<<<<<<<<<<<<<<<<<<<  
E893457400CHN6110213F2611011MLOPLJODMGLMA918

psv 2all

July 16/17  
Amite

Assignee



The Bank of Nova Scotia  
Home Financing Solutions  
79 Wellington St. W.  
Suite 3400, TD Centre  
Toronto, ON  
M5K 1K7

July 17, 2017

42 Helliwell Crescent  
Richmond Hill, ON  
L4E 1C7

Dear Guangping Sun,

Congratulations! You have been pre-approved for a Scotia® Mortgage!

We are pleased to advise that based on the information you provided, you qualify<sup>1</sup> for a residential first mortgage on a principal residence as follows:

**Address:** Unit 2911, 4011 Brickstone Mews, Mississauga, ON, L5H 0J7

**Purchase Price:** \$295,900.00

**Mortgage Loan Amount<sup>2</sup>:** \$192,335.00

**Term:** 5-year fixed closed

**Interest Rate:** 4.64%

**Amortization:** 30 years

**Payment:** \$985.51/Monthly

This mortgage pre-approval and the interest rate shown above are valid until July 17, 2018. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for a pre-approved mortgage with Scotiabank. If you have any questions on this or any other financial matter, please contact the person below.

Yours truly,

Tiffany Zhang  
Scotiabank Group | Home Financing Solutions  
Home Financing Advisor  
416-236-8891  
Tiffany.Zhang@scotiabank.com

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required, Canada Mortgage & Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
3. If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual interest rate chosen, if is 3 years or greater, you must qualify at the contract rate.
4. Amount stated above includes CMHC premium of 1.75%

®Registered Trademark of the Bank of Nova Scotia.

## Worksheet Family Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy or Post Occupancy

Suite: 2911 Tower: PSV Date: July 16/17 Completed by: Amu

Please mark if completed:

- ✓ Assignment Agreement Signed by both Assignor and Assignee
- ✓ Certified Deposit Cheque for Top up Deposit to 20% Not Required
- ✓ Certified Deposit Cheque for Family Assignment administration fee of \$500 +HST 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: \$ 59,180
- ✓ Assignors Solicitors Information - same as Assignee's Solicitors
- ✓ Assignees Solicitors information
- ✓ Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to customerareto@amacon.com
- ✓ Include Fintrac for Assignee
- ✓ Copy of Assignees ID
- ✓ Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as 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 for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

### Administration Notes:

\* Pending Builders approval regarding total deposit amount\* now that it is an international purchaser  
April 10/2017  
20%

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

GUANGPING SUN and YUN FENG (the "Purchaser")

Suite 2911 Tower ONE Unit 11 Level 28 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned 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:

**Delete: FROM THE AGREEMENT OF PURCHASE AND SALE**

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

**Insert: TO THE AGREEMENT OF PURCHASE AND SALE**

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum Three Thousand Five Hundred (\$3,500.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to ~~twenty-five percent (25%)~~ <sup>twenty percent (20%)</sup> of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.

GS

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 12th day of Apr 2012. 17 GS/4F

Witness: [Signature]

Purchaser: YUN FENG

Witness: [Signature]

Purchaser: GUANGPING SUN

DATED at Mississauga this 12 day of April 2012. 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]  
Authorized Signing Officer  
I have the authority to bind the Corporation

PSV - Block 7 - PSV  
AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

Suite 2911 Tower ONE Unit 11 Level 28 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE  
N/A

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE  
The undersigned, GUANGPING SUN (collectively, the "Purchaser")

DATE OF BIRTH: OCT 21 1981

PASSPORT: G24853838  
SIN No: N/A

CURRENT ADDRESS: 42 HELLIWELL CRE, RICHMOND HILL, ON. L4E 1C7

TELEPHONE: 647-818-1868

EMAIL: sunguangping777@hotmail.com

OCCUPATION: REGIONAL SALES MANAGER  
EMPLOYER: DALIAN MAPLE LEAF INTERNATIONAL SCHOOL

(Relationship to original purchaser: MOTHER )

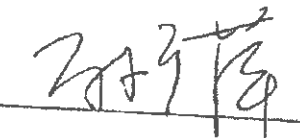
Dated at Mississauga, Ontario this 28th day of July 2016.

**SIGNED, SEALED AND DELIVERED**  
In the Presence of:

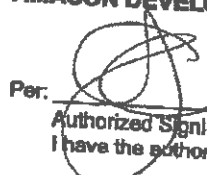
  
Witness

  
Purchaser - YUN FENG

  
Witness

  
Purchaser- GUANGPING SUN

Accepted at MISSISSAUGA this 25 day of August 2016.  
**AMACON DEVELOPMENT (CITY CENTRE) CORP.**

Per:  c/s  
Authorized Signing Officer  
I have the authority to bind the Corporation.

SUITE 2911 UNIT 11 LEVEL 28

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 16<sup>th</sup> day of July, 2014. 7

AMONG:

Guangping Sun and Yun Feng

(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -

Guangping Sun

(hereinafter called the "Assignee")

OF THE SECOND PART:

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

WHEREAS:

OF THE THIRD PART:

- (A) By Agreement of Purchase and Sale dated the 10<sup>th</sup> day of May, 2012 and accepted the 11<sup>th</sup> day of May, 2012, between the Assignor as Purchaser and the Vendor as may have been amended (the "Agreement"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 11, Level 28, Suite 2911, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 355 Mississauga, Ontario (the "Property");
- (B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and
- (C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
4. The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the

YF GS



Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.
7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.
8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.
9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.
10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.
11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Blaney McMurtry, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.
12. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement. Assignee's full contact information and Assignee's solicitor's contact information.
13. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.
14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
15. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.
16. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 16<sup>th</sup> day of July 2017

Witness [Signature]

Witness [Signature]

Witness [Signature]

Witness \_\_\_\_\_

[Signature]  
(Assignor) Guangping Sun

[Signature]  
Yun Feng (Assignor)

[Signature]  
(Assignee) Guangping Sun

\_\_\_\_\_  
(Assignee)

AMACON DEVELOPMENT (CITY CENTRE)  
INC.

Per: [Signature]  
Name: \_\_\_\_\_  
Title: Authorized Signing Officer

I have authority to bind the Corporation



10358 (12/15)

THE DOMINION BANK LTD. (A CORPORATION OF CANADA) BANK OF CANADA

THE DOMINION BANK LTD. (A CORPORATION OF CANADA) BANK OF CANADA

# The Toronto-Dominion Bank

79987613

Pay to the  
Order of Amacon City Centre Seven New Development Partnership

Transit-Serial No. 1039-79987613

DATE 2017-07-16  
YYMMDD

\$ \*\*\*\*\*565.00

\*\*\* FIVE HUNDRED SIXTY FIVE \*\*\*\*\*00/100 Canadian Dollars

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

Re 2911 PSV Family assignment Fee

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

Authorized Officer  
Number  
Cautious/et

⑈79987613⑈ 1009612004⑈

⑈3808⑈

July 16/17  
Amacon

**PURCHASER  
INFORMATION FORM**



Suite #: PSV 2911

Purchasers  
Name(s): Guangping Sun/Yun Feng (ASSIGNORS)

Purchasers  
Address: \_\_\_\_\_

Tel:  
(Daytime): \_\_\_\_\_

(Cell): \_\_\_\_\_

Email  
Address: \_\_\_\_\_

**PURCHASER'S SOLICITOR INFORMATION**

Name: Sophra S. Liao

Firm: Sophra S. Liao Barrister + Solicitor Notary Public

Address: 7100 Woodbine Ave Suite #310 Markham L3R 5J2

Tel: 905-604-7991

Fax: 905-604-7992

Email: sliaolaw@gmail.com

*Please return the completed form to:*

**PARKSIDE VILLAGE SALES TEAM**  
465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333  
FAX: 905-273-7772 EMAIL: SUPPORT1@LIFEATPARKSIDE.COM  
LIFEATPARKSIDE.COM

**PURCHASER  
INFORMATION FORM**



Suite #: PSV 2911

Purchasers  
Name(s): Guangping Sun (ASSIGNEE)

Purchasers  
Address: \_\_\_\_\_

Tel:  
(Daytime): \_\_\_\_\_

(Cell): \_\_\_\_\_

Email  
Address: \_\_\_\_\_

**PURCHASER'S SOLICITOR INFORMATION**

Name: Sophia S. Liao

Firm: Sophia S. Liao Barrister + Solicitor Notary Public.

Address: 7100 Woodbine Ave. Suite #510 Markham L3R 9J2

Tel: 905-604-7991

Fax: 905-604-~~7991~~ 7992

Email: sliao law@gmail.com

*Please return the completed form to:*

**PARKSIDE VILLAGE SALES TEAM**  
465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333  
FAX: 905-273-7772 EMAIL: SUPPORT1@LIFEATPARKSIDE.COM  
LIFEATPARKSIDE.COM

# Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate. It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address: 4011 Brickstone Meadows Suite 2911  
Mississauga, ON L8B 8J7  
Sales Representative/Broker Name: Kathleen McComb  
Date Information Verified/Credit File Consulted: July 16, 2017

## A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatory to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

- 1. Full legal name of individual: Guangying Sun
- 2. Address: 42 Hillwell Crescent  
Richmond Hill, ON L4E 1C7
- 3. Date of Birth: Oct. 21, 1961
- 4. Nature of Principal Business or Occupation: Homemaker/Retired

### A.1 Federal/Provincial/Territorial Government-issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

- 1. Type of Identification Document: Peoples Republic of China PASSPORT
- 2. Document Identifier Number: E-89345740
- 3. Issuing Jurisdiction: Heilongjiang
- 4. Document Expiry Date: Nov 11, 2026

Country: China

### A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

- 1. Name of Canadian Credit Bureau Holding the Credit File:
- 2. Reference Number of Credit File:

### A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

- ☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth\*
  - Name of Source:
  - Account Number\*\*:
- ☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address\*
  - Name of Source:
  - Account Number\*\*:
- ☐ Verify the individual's name and confirm a financial account\*
  - Name of Source:
  - Financial Account Type:
  - Account Number\*\*:

\*See CREA's FINTRAC materials on REALTOR Link® for examples. \*\* Or reference number if there is no account number.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations*. © 2014-2017.



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# Individual Identification Information Record

## A.4 Unrepresented Individual Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

### 1. Measures taken to Ascertain Identity (check one):

- ☐ Asked unrepresented individual for information to ascertain their identity  
☐ Other, explain: .....

Date on which above measures taken: .....

### 2. Reason why measures were taken (check one):

- ☐ Asked unrepresented individual for information to ascertain their identity  
☐ Other, explain: .....

## B. Verification of Third Parties

NOTE: Only complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

### B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? (check one):

- ☐ Yes  
☐ No

#### Measures taken (check one):

- ☐ Asked if client was acting on behalf of a third party  
☐ Other, explain: .....

Date on which above measures taken: .....

#### Reason why measures were unsuccessful (check one):

- ☐ Client did not provide information  
☐ Other, explain: .....

Indicate whether there are any other grounds to suspect a third party (check one):

- ☐ No  
☐ Yes, explain: .....

### B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party: .....
2. Address: .....
3. Date of Birth: .....
4. Nature of Principal Business or Occupation: .....
5. Incorporation number and place of issue (if applicable): .....
6. Relationship between third party and client: .....



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# Individual Identification Information Record

NOTE: Only complete Sections C and D for your clients.

## C. Client Risk (ask your Compliance Officer if this section is applicable)

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

### Low Risk

- ☐ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☒ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

### Medium Risk

- ☐ Explain:

### High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.



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# Individual Identification Information Record

## D. Business Relationship

(ask your Compliance Officer when this section is applicable)

### D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

☐ Residential property

☐ Commercial property

☐ Other, please specify: .....

☐ Residential property for income purposes

☐ Land for Commercial Use

### D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - If you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

### D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations. © 2014-2017.



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*The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.*

中华人民共和国 护照 PASAPORT		CHINA'S REPUBLIC OF CHINA		E88345740	
姓名/Name 孙广萍 SUN, GUANGPING		性别/Sex 女/F		国籍/Nationality 中国/CHINESE	
出生地点/Place of birth 黑龙江/HEILONGJIANG		出生日期/Date of birth 02 11/MOV 2016		有效期至/Date of expiry 01 11/MOV 2026	
签发机关/Authority 公安部出入境管理局 MPS Exit & Entry Administration		护照签发/Date of issuing 01 11/MOV 2026		持证人签名/Holder's signature 孙广萍	

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July 16/17  
Amster

Assignee



The Bank of Nova Scotia  
Home Financing Solutions  
79 Wellington St. W.  
Suite 3400, TD Centre  
Toronto, ON  
M5K 1K7

July 17, 2017

42 Helliwell Crescent  
Richmond Hill, ON  
L4E 1C7

Dear Guangping Sun,

Congratulations! You have been pre-approved for a Scotia® Mortgage!

We are pleased to advise that based on the information you provided, you qualify<sup>1</sup> for a residential first mortgage on a principal residence as follows:

**Address:** Unit 2911, 4011 Brickstone Mews, Mississauga, ON, L5B 0J7

**Purchase Price:** \$295,900.00

**Mortgage Loan Amount<sup>1</sup>:** \$192,335.00

**Term:** 5-year fixed closed

**Interest Rate:** 4.64%

**Amortization:** 30 years

**Payment:** \$985.51/Monthly

This mortgage pre-approval and the interest rate shown above are valid until July 17, 2018. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for a pre-approved mortgage with Scotiabank. If you have any questions on this or any other financial matter, please contact the person below.

Yours truly,

Tiffany Zhang  
Scotiabank Group | Home Financing Solutions  
Home Financing Advisor  
416-236-8891  
Tiffany.Zhang@scotiabank.com

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. Canada Mortgage & Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
3. If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual interest rate chosen, if in 3 years or greater, you must qualify at the contract rate.
4. Amount stated above includes CMHC premium of 1.75%

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