

Worksheet
Leasing

Suite: 4810 Tower: PSV Date: _____ Completed by: _____

Mustafa Kheriba

Please mark if completed:



Copy of 'Lease Prior to Closing' Amendment



● Copy of Lease Agreement



● Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust



● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).

\$3,390 Draft No. 58793718



● Agreement must be in good standing. Funds in Trust: \$ 86,662

(PSV 4810 + 4809)



● 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

student

● Copy of the Purchasers Mortgage approval (Amacon to verify)



● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

This Agreement to Lease dated this 17 day of June, 2017

TENANT (Lessee), Yi Hou and Pengze Wu (Full legal names of all Tenants)

LANDLORD (Lessor), Mustafa Ghazi Kheriba (Full legal name of Landlord)

ADDRESS OF LANDLORD 4011 Brickstone Mews#4810 mississauga L5B0J7 (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: 4011 Brickstone Mews#4810 Mississauga L5B 0J7

2. TERM OF LEASE: The lease shall be for a term of One Year commencing June 27, 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 Two Thousand Three Hundred Fifty Canadian Dollars (CDN\$ 2,350.00), 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 Fourteen Thousand One Hundred Canadian Dollars (CDN\$ 14,100.00) 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 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:

6. SERVICES AND COSTS: The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

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): YH.PW

INITIALS OF LANDLORD(S):

7. **PARKING:**
ONE 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 until 2 p.m. on the 19
(Landlord/Tenant)
day of June 20.17 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 thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: 905-286-5271 FAX No.: 905-568-2588
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

Email Address: audrey@orionrealestate.ca Email Address: real.scott@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): YH.PW

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) Dongtao Hua
(Witness) _____
(Witness) _____

(Tenant or Authorized Representative) 侯懿
(Tenant or Authorized Representative) _____
(Guarantor) _____

● DATE June 17, 2017
(Seal)
● DATE June 17, 2017
(Seal)
● DATE _____
(Seal)

We/I 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) G. Musler
(Witness) _____
(Witness) _____

(Landlord or Authorized Representative) G. Musler
(Landlord or Authorized Representative) _____
(Landlord or Authorized Representative) _____

● DATE 6/19/17
(Seal)
● DATE _____
(Seal)

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) _____

(Spouse) _____

● DATE _____
(Seal)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 1:00 a.m. on this 19th day of June, 2017. G. Musler
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION, BROKERAGE Tel.No. 416-733-7784
AUDREY GRUBESIC
(Salesperson / Broker Name)
Co-op/Tenant Brokerage ROYAL LEPAGE SIGNATURE REALTY Tel.No. 905-568-2121
DONGTAO HUA
(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

(Landlord) G. Musler DATE 6/19/2017
(Landlord) _____ DATE _____
Address for Service _____
Tel.No. _____
Landlord's Lawyer _____
Address _____
Email _____
Tel.No. _____ FAX No. _____

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

(Tenant) _____ DATE _____
(Tenant) _____ DATE _____
Address for Service _____
Tel.No. _____
Tenant's Lawyer _____
Address _____
Email _____
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:

Dongtao Hua
(Authorized to bind the Listing Brokerage)

Audrey Grubestic
(Authorized to bind the Co-operating Brokerage)



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Schedule A

Agreement to Lease - Residential

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

TENANT (Lessee), Yi Hou and Pengze Wu....., and

LANDLORD (Lessor), Mustafa Ghazi Kheriba.....

for the lease of 4011 Brickstone Mews#4810..... Mississauga.....

L5B 0J7..... dated the 17..... day of June....., 2017.....

The Lessor agrees that the Lessee if not in default of the Lease terms and conditions, may have an option to renew the Lease with applicable legislative rental increases, providing the Lessee notifies the Lessor in writing no later than 60 days prior to the expiry of the Lease and the Lessor has notified the Lessee in writing no later than 60 days prior to the expiry of the Lease of their intentions to offer the said unit (house) for sale or for the Lessor's own use, and at which time the Lessor at his sole discretion may offer to the Lessee a month-to-month arrangement.

This Offer is conditional upon the Landlord satisfying himself concerning the personal and/or credit worthiness of the Lessee within three (3) days upon acceptance of this Offer. The Tenant hereby consents to having the Landlord conduct or cause to be conducted a personal and/or credit investigation in respect to the Tenant. Otherwise this Offer shall be null and void and the deposit shall return to the Lessee.

TENANT[S] AGREES TO;

Abide by and keep all the Rules and regulations of the Condominium Corporation.

Make no alterations to the interior of the premises without the written of the Landlord.

Be responsible for the normal up keep and maintenance of the unit (house). The appliances and furnishings herein included in the renting, keep good housekeeping and leave the property in the same condition upon termination of this Lease. All repairs to the appliance will be responsibility of the Landlord, unless the damage was cause by the Tenant. Any repairs in the unit (house) less than \$100.00 will be the responsibility of the Tenant. The Tenant agrees to pay for all damages caused by their guests, save and except for normal wear and tear. The Landlord retains the right to inspect and to do repairs inside the premises if necessary, upon notice being given to the Tenant in accordance with the 'The Residential Tenancies Act'.

To repair or pay for the cost of any damage that may be caused to the unit (house) or the appliance and fixtures that are caused by negligence except for normal wear and tear.

Tenant agrees to notify the Landlord within 24 hours of any and all problems with the premises and leave access for the manager or appropriate trade personnel to fix the problem immediately, failing which the Tenant will be responsible. For all costs incurred.

[Key Clause] To inspect the unit (house) with Landlord or Landlord's agent prior to occupancy and provide a Key/Cleaning deposit in the amount of 300 payable to Mustafa Ghazi Kheriba

Be responsible for insuring their own personal liability and personal content insurance and will provide proof of insurance prior to occupancy. The Tenant agrees to indemnify and save harmless the Landlords from any and all

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

INITIALS OF TENANT(S): YH.PW

INITIALS OF LANDLORD(S): [Signature]



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

TENANT (Lessee), Yi Hou and Pengze Wu....., and

LANDLORD (Lessor), Mustafa Ghazi Kheriba.....

for the lease of 4011 Brickstone Mews#4810..... Mississauga.....

LSB 0J7..... dated the 17..... day of June....., 2017.....

claims. _____ [Tenant to initial] Tenant acknowledges that under the Tenant Protection Act Section 20(1), the Landlord or his agent has the right enter the unit (house) as per the Landlord & Tenant Board without written notice, between 8 a.m. and 8 p.m. if a notice of termination has been given by either the Landlord or Tenant, or there is an agreement to terminate the tenancy, and the Landlord wants to show the unit (house) to a potential new tenant (although notice is not required, the Landlord must try to tell the tenant before entering for this reason).

To provide post date cheques in the amount of \$2,350 Canadian dollars, dated from July 27, 2017 to December 27, 2017, payable in the name of: Mustafa Ghazi Kheriba

To have the unit (house), appliances, floors and carpet professionally cleaned upon vacating of premises, not to allow any pets in the unit (house) and not to allow smoking in the unit (house).

That the only residents to occupy premises during the term of this lease will be ones listed on the Rental Application and the Form 5. The Tenant may not grant permanent access for residential purpose to any person occupying the suite (room) without written permission from the landlord or his agent. Temporary access maybe granted to a maximum of 15 days, if longer temporary access/extension is required written permission must be obtained from the landlord or his agent.

To allow the landlord or his agent access to the list of permanent/temporary guest authorized by the tenant.

To pay fifty dollars (\$50) NSF charge for each returned cheque and replace money due with a bank draft or money order for the rent and NSF charge and interest payable at six percent (6%) delivered by courier to the address for service to the Landlord within 24 hours.

The Landlord must provide Two Set of Keys and Fobs. The unit (house) keys are not to be duplicated without permission of the Landlord or his agent. And must be returned in the same condition. If all key are not returned at the end of the lease, the Tenant agrees to pay for the cost of replace the lock, fobs and all key, such cost will be deducted form the key deposit and stipulated in Key Clause of this schedule.

The Landlord agrees to do not sell the premises property in One Year.

The Lessor and the Lessee both agree that upon acceptance of this offer, this document will constitute a Tenancy Lease if no other Tenancy agreement is signed.

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

INITIALS OF TENANT(S): YH.PW

INITIALS OF LANDLORD(S): [Signature]

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Confirmation of Co-operation and Representation

BUYER: Yi Hou and Pengze Wu

SELLER: Mustafa Ghazi Kheriba

For the transaction on the property known as: 4011 Brickstone Mews#4810

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 party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

☐ The Brokeragerepresent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)

or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
☐ by the Buyer directly

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

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)

YH.PW

BUYER

DH

CO-OPERATING/BUYER BROKERAGE

AA

SELLER

AA

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 to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission 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 SIGNATURE REALTY
(Name of Co-operating/Buyer Brokerage)
30 EGLINTON AVE. W. MISSISSAUGA
Tel: 905-568-2121 Fax: 905-568-2588
[Signature] Date: June 17, 2017
(Authorized to bind the Co-operating/Buyer Brokerage)
DONGTAO HUA
(Print Name of Broker/Salesperson Representative of the Brokerage)

ORION REALTY CORPORATION, BROKERAGE
(Name of Listing Brokerage)
200-465 Burnhamthorpe Rd W Mississauga
Tel: 416-733-7784 Fax: 905-286-5271
[Signature] Date: 6/18/17
(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.

YH.PW
BUYER'S INITIALS


[Signature]
SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

[Signature] Date: June 17, 2017
(Signature of Buyer)
[Signature] Date: June 17, 2017
(Signature of Buyer)

[Signature] Date: 6/19/2017
(Signature of Seller)
[Signature] Date: _____
(Signature of Seller)

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Agreement to Lease Residential

Form 400
for use in the Province of Ontario

This Agreement to Lease dated this 17 day of June, 2017

TENANT (Lessee), Yi Hou and Pengze Wu
(Full legal names of all Tenants)

LANDLORD (Lessor), Mustafa Ghazi Kheriba
(Full legal name of Landlord)

ADDRESS OF LANDLORD 4011 Brickstone Mews#4810 mississauga L5B0J7
(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:
4011 Brickstone Mews#4810 Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing June 27, 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 Two Thousand Three Hundred Fifty Canadian Dollars (CDN\$ 2,350.00), 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 Fourteen Thousand One Hundred Canadian Dollars (CDN\$ 14,100.00) 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 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:

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

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): YH.PW

INITIALS OF LANDLORD(S):

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7. **PARKING:**
ONE 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 until 2 p.m. on the 19
(Landlord/Tenant)
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 thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.
FAX No.: 905-286-5271 FAX No.: 905-568-2588
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)
Email Address: audrey@orionrealestate.ca Email Address: real.scott@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.tlb.gov.on.ca)
13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.
14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, 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): YH.PW

INITIALS OF LANDLORD(S): [Signature]



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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) [Signature]
(Witness) [Signature]
(Witness) _____

(Tenant or Authorized Representative) [Signature]
(Tenant or Authorized Representative) [Signature]
(Guarantor) _____

(Seal) DATE June 17, 2017
(Seal) DATE June 17, 2017
(Seal) DATE _____

We/I 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) _____
(Witness) _____
(Witness) _____

(Landlord or Authorized Representative) [Signature]
(Landlord or Authorized Representative) _____
(Landlord or Authorized Representative) _____

(Seal) DATE 6/19/17
(Seal) DATE _____
(Seal) DATE _____

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

(Witness) _____
(Spouse) _____

(Seal) DATE _____
(Seal) DATE _____
(Seal) 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 1:00 a.m./p.m. this 19th day of June, 2017. [Signature]
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION, BROKERAGE Tel.No. 416-733-7784
AUDREY GRUBESIC
(Salesperson / Broker Name)
Co-op/Tenant Brokerage ROYAL LEPAGE SIGNATURE REALTY Tel.No. 905-568-2121
DONGTAO HUA
(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

(Landlord) [Signature] DATE _____
(Landlord) _____ DATE _____
Address for Service _____
Tel.No. _____
Landlord's Lawyer _____
Address _____
Email _____
Tel.No. _____ FAX No. _____

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

(Tenant) _____ DATE _____
(Tenant) _____ DATE _____
Address for Service _____
Tel.No. _____
Tenant's Lawyer _____
Address _____
Email _____
Tel.No. _____ FAX No. _____

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Cooperating Brokerage shown on the foregoing Agreement to Lease:
In consideration for the 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:

[Signature]
(Authorized to bind the Listing Brokerage)

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

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Schedule A

Agreement to Lease - Residential

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

TENANT (Lessee), Yi Hou and Pengze Wu, and

LANDLORD (Lessor), Mustafa Ghazi Kheriba

for the lease of 4011 Brickstone Mews#4810 Mississauga

L5B 0J7 dated the 17 day of June, 2017

The Lessor agrees that the Lessee if not in default of the Lease terms and conditions, may have an option to renew the Lease with applicable legislative rental increases, providing the Lessee notifies the Lessor in writing no later than 60 days prior to the expiry of the Lease and the Lessor has notified the Lessee in writing no later than 60 days prior to the expiry of the Lease of their intentions to offer the said unit (house) for sale or for the Lessor's own use, and at which time the Lessor at his sole discretion may offer to the Lessee a month-to-month arrangement.

This Offer is conditional upon the Landlord satisfying himself concerning the personal and/or credit worthiness of the Lessee within three (3) days upon acceptance of this Offer. The Tenant hereby consents to having the Landlord conduct or cause to be conducted a personal and/or credit investigation in respect to the Tenant. Otherwise this Offer shall be null and void and the deposit shall return to the Lessee.

TENANT[S] AGREES TO;
Abide by and keep all the Rules and regulations of the Condominium Corporation.

Make no alterations to the interior of the premises without the written of the Landlord.

Be responsible for the normal up keep and maintenance of the unit (house). The appliances and furnishings herein included in the renting, keep good housekeeping and leave the property in the same condition upon termination of this Lease. All repairs to the appliance will be responsibility of the Landlord, unless the damage was cause by the Tenant. Any repairs in the unit (house) less than \$100.00 will be the responsibility of the Tenant. The Tenant agrees to pay for all damages caused by their guests, save and except for normal wear and tear. The Landlord retains the right to inspect and to do repairs inside the premises if necessary, upon notice being given to the Tenant in accordance with the 'The Residential Tenancies Act'.

To repair or pay for the cost of any damage that may be caused to the unit (house) or the appliance and fixtures that are caused by negligence except for normal wear and tear.

Tenant agrees to notify the Landlord within 24 hours of any and all problems with the premises and leave access for the manager or appropriate trade personnel to fix the problem immediately, failing which the Tenant will be responsible. For all costs incurred.

[Key Clause] To inspect the unit (house) with Landlord or Landlord's agent prior to occupancy and provide a Key/Cleaning deposit in the amount of 300 payable to Mustafa Ghazi Kheriba

Be responsible for insuring their own personal liability and personal content insurance and will provide proof of insurance prior to occupancy. The Tenant agrees to indemnify and save harmless the Landlords from any and all

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

INITIALS OF TENANT(S): YH.PW

INITIALS OF LANDLORD(S): [Signature]



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Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Yi Hou and Pengze Wu....., and

LANDLORD (Lessor), Mustafa Ghazi Kheriba.....

for the lease of 4011 Brickstone Mews#4810..... Mississauga.....

L5B 0J7..... dated the 17..... day of June....., 2017.....

claims. _____ [Tenant to initial] Tenant acknowledges that under the Tenant Protection Act Section 20(1), the Landlord or his agent has the right enter the unit (house) as per the Landlord & Tenant Board without written notice, between 8 a.m. and 8 p.m. if a notice of termination has been given by either the Landlord or Tenant, or there is an agreement to terminate the tenancy, and the Landlord wants to show the unit (house) to a potential new tenant (although notice is not required, the Landlord must try to tell the tenant before entering for this reason).

To provide post date cheques in the amount of \$2,350 Canadian dollars, dated from July 27, 2017 to December 27, 2017. payable in the name of: Mustafa Ghazi Kheriba

To have the unit (house), appliances, floors and carpet professionally cleaned upon vacating of premises, not to allow any pets in the unit (house) and not to allow smoking in the unit (house).

That the only residents to occupy premises during the term of this lease will be ones listed on the Rental Application and the Form 5. The Tenant may not grant permanent access for residential purpose to any person occupying the suite (room) without written permission from the landlord or his agent. Temporary access maybe granted to a maximum of 15 days, if longer temporary access/extension is required written permission must be obtained from the landlord or his agent.

To allow the landlord or his agent access to the list of permanent/temporary guest authorized by the tenant.

To pay fifty dollars (\$50) NSF charge for each returned cheque and replace money due with a bank draft or money order for the rent and NSF charge and interest payable at six percent (6%) delivered by courier to the address for service to the Landlord within 24 hours.

The Landlord must provide Two Set of Keys and Fobs. The unit (house) keys are not to be duplicated without permission of the Landlord or his agent. And must be returned in the same condition. If all key are not returned at the end of the lease, the Tenant agrees to pay for the cost of replace the lock, fobs and all key, such cost will be deducted form the key deposit and stipulated in Key Clause of this schedule.

The Landlord agrees to do not sell the premises property in One Year.

The Lessor and the Lessee both agree that upon acceptance of this offer, this document will constitute a Tenancy Lease if no other Tenancy agreement is signed.

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

INITIALS OF TENANT(S): YH.PW

INITIALS OF LANDLORD(S): GH



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Confirmation of Co-operation and Representation

BUYER: Yi Hou and Pengze Wu

SELLER: Mustafa Ghazi Kheriba

For the transaction on the property known as: 4011 Brickstone Mews#4810 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 party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
 - The price the Buyer should offer or the price the Seller should accept;
 - And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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


2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

- ☐ The Brokeragerepresent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- ☐ 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)

YH.PW BUYER DH 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 to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission 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 SIGNATURE REALTY

(Name of Co-operating/Buyer Brokerage)

30 EGLINTON AVE. W. MISSISSAUGA

Tel.: 905-568-2121 Fax: 905-568-2588

Date: June 17, 2017

DONGTAO HUA

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

ORION REALTY CORPORATION, BROKERAGE

(Name of Listing Brokerage)

200-465 Burnhamthorpe Rd W Mississauga

Tel.: 416-733-7784 Fax: 905-286-5271

Date: 6/18/17

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.

YH.PW
BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

Date: June 17, 2017

(Signature of Buyer)

Date: June 17, 2017

(Signature of Buyer)

Date: 6/19/2017

(Signature of Seller)

(Signature of Seller)



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**Rental Application
Residential**

I/We hereby make application to rent 4011 Brickstone Mews#4810 Mississauga L5B 0J7
from the 17 day of June 2017 at a monthly rental of \$ 2,350.00
to become due and payable in advance on the 27 day of each and every month during my tenancy.

1. **Name** Yi Hou Date of birth 1997/10/14 SIN No. (Optional) _____
Drivers License No h6789-79009-71014 Occupation Student
2. **Name** Pengze Wu Date of birth 1999/04-23 SIN No. (Optional) _____
Drivers License No W9001-62309-90423 Occupation Student
3. **Other Occupants:** Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
- Do you have any pets? No If so, describe _____
- Why are you vacating your present place of residence? _____

LAST TWO PLACES OF RESIDENCE

Address <u>150 Magnolia Ave, Hamilton, On</u> <u>L9C 7H9</u> From <u>August, 2014</u> To <u>January 1, 2016</u> Name of Landlord <u>Home stay</u> Telephone: <u>905-238-8700</u>	Address <u>100 Main St E</u> <u>Hamilton, ON L8N 3W4</u> From <u>Januray 1, 2017</u> To <u>June, 2017</u> Name of Landlord _____ Telephone: _____
--	---

PRESENT EMPLOYMENT

Employer Univercity of Toronto in Mississauga
Business address 3353 Mississauga Rd
Business telephone _____
Position held Student
Length of employment 1 years
Name of supervisor _____
Current salary range: Monthly \$ _____

PRIOR EMPLOYMENT

I. _____
I. _____
I. _____
I. _____
I. _____
I. _____



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SPOUSE'S PRESENT EMPLOYMENT

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

PRIOR EMPLOYMENT

1
1
1
1
1
1

Name of Bank Td Canada turst Branch Address 100 King St w, Hamilton
Chequing Account # 2512-6892693 Savings Account # 346-6429957

FINANCIAL OBLIGATIONS

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

PERSONAL REFERENCES

Name Address
Telephone: Length of Acquaintance Occupation
Name Address
Telephone: Length of Acquaintance Occupation

AUTOMOBILE(S)

Make mercedes-benz Model AMG E43 Year 2017 Licence No CBNP780
Make Model Year Licence No

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

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

Signature of Applicant [Signature] Date June 17, 2017
Telephone: 1-905-923-7459

Signature of Applicant [Signature] Date June 17, 2017
Telephone:



Royal Bank of Canada
Banque Royale du Canada
2460 WINSTON CHURCHILL BLVD
OAKVILLE, ON

58793718 6-516

DATE 20170705
Y/A M/M D/D

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

\$3,390.00

EXACTLY \$3,390.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT \$5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET LBH NO. 1. 4809 NO. 2. 4810

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

CRen4/Kg

⑈58793718⑈ ⑆00932⑈003⑆ 099⑈013⑈5⑈

PSV # 4809 + 4810
Leasing Fee



Driver's Licence
Permis de conduire

ON
CANADA

1. NAME/NOM
2. ADDRESS/ADRESSE
3. DATE OF BIRTH/DATE DE NAISSANCE
4. SEX/SEX
5. HEIGHT/HAUTEUR
6. WEIGHT/PESO
7. EYES/OEILS
8. HAIR/CHEVEUX
9. SKIN/TAN
10. BUILD/TAILLE
11. SPECIAL REQUIREMENTS/REQUIS SPECIAUX
12. SIGNATURE/SIGNATURE
13. PHOTO/PHOTOGRAPHIE
14. LICENCE NUMBER/NUMERO DE PERMIS
15. EXPIRATION DATE/DATE D'EXPIRATION
16. ISSUANCE DATE/DATE DE DELIVRANCE
17. CLASSIFICATION/CATEGORIE
18. RESTRICTIONS/RESTRICTIONS
19. OTHER INFORMATION/AUTRES RENSEIGNEMENTS
20. OFFICIAL USE/USAGE OFFICIEL



侯 懿

3 DOB/GEN 1997/10/14

1. NAME/NOM

HOU,
YI

2. ADDRESS/ADRESSE
39D-100 MAIN ST E
HAMILTON, ON, L8N 3W7

4. NUMBER/
NUMERO

H6789 - 79009 - 71014

4a. ISS/DEL

2017/01/10

4b EXP/EXP. 2021/03/18

5 DO/REF

DR5522372

16 HGT/HAUT. 189 cm

15 SEX/SEXE

M

8 CLASS/
CATEG.

G2

12 REST/
COND.

X

Orion Realty Corporation

Brokerage

465 BURNHAMTHROPE RD W UNIT 200

MISSISSAUGA, ON

L5M 0E3

PHONE: 416-733-7784

FAX: 905-286-5271

DATE: June 21, 2017

TIME: 9:21 am

RECEIVED FROM: Yi Hou and Pengze Wu (d/o by Scott Hua)

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

AMOUNT(\$): 14,100.00

PAYABLE TO: ☒ ORION REALTY CORPORATION, BROKERAGE

PROPERTY: 4011 Brickstone Mews 4810

FOR: ☒ LEASE ☐ SALE

RECEIPT BY: Becky

☒ COPY FOR CLIENT(S)

☒ COPY FOR LISTING AGENT

Scott Hua
Sales Representative

華東濤

30 Eglinton Ave W, Ste 2

Mississauga, On, L5R3E7

905-568-2121

416-856-8088

Real.Scott@Gmail.com

ROYAL LEPAGE

Signature Realty

IND. OWNED & OPERATED BROKERAGE

10358 (1215)

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

The Toronto-Dominion Bank

6051 CREDITVIEW ROAD
MISSISSAUGA, ON L5V 2A8

79206865

2017-06-20

DATE

YYMMDD

Transit-Serial No.

1870-79206865

Pay to the ORION REALTY CORPORATION, BROKERAGE
Order of

\$ *****14,100.00

FOURTEEN THOUSAND ONE HUNDRED**00/100

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

Re

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

Authorized Officer

Countersigned

Canadian Dollars

Number

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈79206865⑈ ⑆09612⑈004⑆

⑈3808⑈

Fw: University of Toronto Offer of Admission

Inbox x

吴凡哲 <1498299137@qq.com>

to me

发自我的 iPhone

----- Original -----
From: University of Toronto - Enrolment Services <admissions.services@utoronto.ca>
Date: 周日, 5月 14, 2017 1:03 上午
To: 1498299137 <1498299137@qq.com>
Subject: Fw: University of Toronto Offer of Admission

Dear Pengze Wu

Congratulations!

We are delighted to inform you that you have been offered admission to Studies in Management at the University of Toronto Mississauga for the 2017-2018 academic year.

To access your official offer of admission and all related information refer to Join U of T (<http://join.utoronto.ca>). An official letter has also been mailed to you.

For residence and housing information go to MyRes at <http://myres.utoronto.ca>.

In any communication with the University, you may be asked to provide your University of Toronto Applicant Number and/or your JOINid. Your U of T Applicant number is 1004448699 and your JOINid is wupengze.

Congratulations and welcome! We hope you will join the University of Toronto and we look forward to welcoming you in September!

Enrolment Services
University of Toronto
172 St. George St.
Toronto, Ontario M5R 0A3

Note: This email has been sent from a notification address that cannot respond to incoming mail.

[illegible]

1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3360, 33

1706312481



Type of Item

第 2 次 (2000 年 10 月)

18 2月/FEB 2014

信託銀行、信託投資会社、信託会社

17 24 FEB 2019

持明大師題 / Hazumi's signature

吳凡

POCHNWU<<PENGZE<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<
E063124879CHN9904237M19D2178H00CNGENNEPD A99A



Driver's Licence
Permis de conduire

ON
CANADA



THESE

WU,
PENGZE

150 MAGNOLIA DR
HAMILTON, ON, L9C 7H9

44-38861-1000

44 156-021

1904

47 48 49 50

01501
01745

Figure 1

3 000-014 1999/04/23

AGE 19/ANS 2018/04/23

1. Background of the case
 2. Relevant facts
 3. Legal issues
 4. Analysis
 5. Conclusion

中 华 人 民 共 和 国

PEOPLE'S REPUBLIC OF CHINA

PASSPORT

类型: Type
 P

国家码, Country Code
CHN

37 38 39 40 / Waagang, Pui

CHN

E990 | 3338

El J. / 74-0116

侯懿
HOU, YI

91 10/6/89 10 00 NSI/ma/llc

男/M 中国/CHINESE

14 OCT 1997

Face of truth

AN

18 5月/MAY 2017

1990

Figure 1

17 5月/MAY 2027

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

中國駐多倫多總領事館
CONSULATE GENERAL OF P.R.CHINA
IN TORONTO

姓名: 王 强 学号: 123456

侯懿

1013239116

POCHNHOU<<YI<<<<<<<<<<<<<<<<<<<<<<<<
E990133388CHN9710142M270517OLK00NMLC<<<<A904

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
MUSTAFA GHAZI KHERIBA (the "Purchaser")

Suite **4810** Tower **ONE** Unit **10** Level **47** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 14 day of May 2017.

Blaney McMurtry
Witness:

MUSTAFA GHAZI KHERIBA
Purchaser: **MUSTAFA GHAZI KHERIBA**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 15 day of June 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer
I have the authority to bind the Corporation



RBC Royal Bank

January 10, 2017

MUSTAFA KHERIBA
3631 CHERRINGTON CRES
MISSISSAUGA, ON L5L 5C6

Royal Bank of Canada

WATERLOO ON-UPTOWN WATERLOO
70-74 KING ST S
WATERLOO, ON N2J 1N8
Tel: 1-800-769-2511
Fax: 1-519-747-8336

Dear MUSTAFA KHERIBA,

Re: Mortgage application number:

Congratulations and thank you for choosing RBC Royal Bank® for your mortgage needs. I'm pleased to confirm that you have been approved for a mortgage as per the details and conditions we've discussed (see below):

Property: UNIT 4810 4011 brickstone mews
mississauga, ON L5B 0E9

Mortgage details:

Mortgage amount:	\$ 280,735.00.
Amortization period:	25.00 years.
Interest rate:	2.8400000 % per year — calculated semi-annually, not in advance.
Term:	48 months
Type:	Fixed Closed
Principal & Interest:	\$ 1,305.63
Property Taxes:	\$ 4,500.00
HomeProtector® Premium*:	\$ 93.58 ³
Total Payment:	\$ 1,399.21
Payment frequency:	Monthly
Closing date:	January 16, 2017
Interest adjustment date:	January 16, 2017
First payment due date:	February 16, 2017
Rate commitment expiry date:	May 10, 2017

Your interest rate is guaranteed until the earlier of the closing date or the rate commitment expiry date. If your rate commitment expires, get in touch with me right away for a new rate.

As a reminder, a mortgage processing fee of \$ 0.00 is payable when your mortgage is advanced. This fee will be automatically deducted from your mortgage payment account unless you provide us with an alternate account to debit.

RBC-1-32272-201508-5-1-814170361-5-587499788103C490E1008000AD005D6-1-2-

S 32272 (2015/08)



Page 1 / 2

If you have any questions, call me at 1-519-570-8807. As always, I'm available anytime, and I'll be happy to help. Congratulations again, and best wishes with your new home!

Yours truly,

DANIEL SIMPSON
Mortgage Specialist
Cell: 1-519-570-8807.
E-mail: dan.simpson@rbc.com

* HomeProtector insurance is a creditor's group insurance program and is subject to certain terms, conditions, exclusions and eligibility restrictions. Please see the HomeProtector Certificate of Insurance (distribution guide for residents of Quebec) for full details

RBC-1-32272-201508-5-1-814170361-5-5874B9788103C490E10080000AD005D6-2-2-

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S 32272 (2015/08)



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