

Worksheet

Leasing

Suite: 1603 Tower: PSV2 Date: July 16/17 Completed by: Ante

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to ²⁰¹25% payable to Blaney McMurtry LLP in Trust
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amazon City Centre Seven New Development Partnership. ^{\$ 1000.00 + 1457}
- ☒ Agreement must be in good standing. Funds in Trust: \$ \$ 25,000.00
- ☒ Copy of Tenant's ID
- ☒ Copy of Tenant's First and Last Month Rent
- ☒ Copy of Tenant's employment letter or paystub
- ☒ Copy of Credit Check
- ☒ Copy of the Purchasers Mortgage approval
- ☒ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

* Purchaser is leaving the country on July 26th and
is asking if the approval for this Leasing can be
expedited so that it is done before he leaves.
Thanks

LEUNG, Mei Ling Jessica
62628

HSBC
HSBC Bank Canada
Branch: HSP C Canada
Unit: 100, 1125-1141 CHASE
MONTREAL, QUEBEC H3B 5Y7

CANADIAN DOLLAR BANK DRAFT
TRAITE BAIGAIRE EN DOLLARS CANADIENS

20170715

DATE / YR MON DAY

\$ 40,080.00

BLANEY MCMURTRY LLP IN TRUST

PAY TO THE ORDER OF
PAYEZ A L'ORDRE DE

CAD FORTY THOUSAND EIGHTY ONLY

LEE, Carol Ngok Hong

60820

topup to 20% for leasing

PRU2-1603

LEUNG, Mei Ling Jessica
62628

31779111 1008200161 9302870010

July 16/17
Anke

HSBC
HSBC Bank Canada
Banque HSBC Canada
TOLL 1-877-THE CHASE
TOLL 1-877-846-2267

THIS DRAFT CANNOT BE CASHED AT ANY ATM OR BANK. IT IS A DRAFT AND NOT A CHECK.
LEVÉ PAR LE DRAFTER À LA DÉMARCHÉ DES CAISSES D'ÉPARGNE ET DE CRÉDIT DU CANADA

CANADIAN DOLLAR BANK DRAFT
TRAITE BANCAIRE EN DOLLARS CANADIENS

20170715

DATE

\$ 1,130.00

AMACON CITY CENTRE SEVEN NEW
DEVELOPMENT PARTNERSHIP

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

CAD ONE THOUSAND ONE HUNDRED THIRTY ONLY

Leung, Mei Ling
PSU2-1603

LEE, Carol Nyl-Hong

00820

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

ENDORSED / ENDORSÉ

LEUNG, Mei Ling Jessica
62628

⑆ 3 1 7 7 9 2 ⑆ ⑆ 1 0 0 8 2 ⑆ ⑆ 9 3 0 2 8 7 ⑆ ⑆ 1 0 ⑆

July 16/17
Jm

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

HAIBIN TIAN (the "Purchaser")

Suite 1603 Tower TWO Unit 3 Level 15 (the "Unit")

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

Insert:

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

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement. *AM* *2/27/20* *AK*
- (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 Dollars (\$1,000.00) 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 30 day of March 2017

Witness:

Purchaser: HAIBIN TIAN

THE UNDERSIGNED hereby accepts this offer.

DATED at Mysissauga this 20th day of Nov 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



Ontario Real Estate
Association

Agreement to Lease Residential

Toronto
Real Estate
Board

Form 400

for use in the Province of Ontario

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

TENANT (Lessee), Zhenzhe Yuan & Yuting Fang

(Full legal names of all Tenants)

LANDLORD (Lessor), Hailbin Tian

(Full legal name of Landlord)

ADDRESS OF LANDLORD

(legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

1. **PREMISES:** Having inspected the premises and provided the present tenant vacates, /we, the Tenant hereby offer to lease, premises known as:
#1603 - 510 Curran Place
Mississauga

2. **TERM OF LEASE:** The lease shall be for a term of 1 Year commencing August 01, 2017

3. **RENT:** The Tenant will pay to the said landlord monthly and every month during the said term of the lease the sum of
One Thousand Seven Hundred
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. Canadian Dollars (CDN\$ 1,700.00),

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to Hailbin Tian "Deposit Holder"

in the amount of Three Thousand Four Hundred
Canadian Dollars (CDN\$ 3,400.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. **USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for: Single Family Residence

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

	LANDLORD	TENANT	LANDLORD	TENANT
Gas	☒	☐	Cable TV	☒
Oil	☒	☐	Condominium/Cooperative fees	☐
Electricity	☐	☒	Garbage Removal	☐
Hot water heater rental	☒	☐	Other:	☐
Water and Sewerage Charges	☒	☐	Other:	☐

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S):

Z.Y/V.F

INITIALS OF LANDLORD(S):

HT

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7. **PARKING:** One

8. **ADDITIONAL TERMS:**

Month to month

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

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

(Landlord/Tenant)

until 11:00 p.m.

2017

day of July 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.:

(for delivery of Documents to Landlord)

FAX No.:

(for delivery of Documents to Tenant)

Email Address:

(for delivery of Documents to Landlord)

Email Address:

(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):

Z.Y/YF

INITIALS OF LANDLORD(S):

AY

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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)

(Witness)

(Witness)

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)

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

(Witness)

(Spouse)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 8 a.m (p.m) 16 day of July, 2018

INFORMATION ON BROKERAGE(S)

Listing Brokerage

Tel.No.

Co-op/Tenant Brokerage

Tel.No.

ACKNOWLEDGEMENT

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

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

(Landlord)

DATE

(Tenant)

DATE

(Landlord)

DATE

(Tenant)

DATE

Address for Service

Address for Service

Landlord's Lawyer

Tel.No.

Address

Tenant's Lawyer

Email

Address

Tel.No.

Email

FAX No.

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

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

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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Form 400

for use in the Province of Ontario

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

TENANT (Lessee), Zhenzhe Yuan & Yuting Fang

, and

LANDLORD (Lessor), Haibin Tian

for the lease of #1603 - 510 Curran Place

Mississauga

dated the 11 day of July, 2017

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the Parties.

Tenant represents and warrants that there shall be no pets and no smokers present in the leased premise during the whole term of this lease and any renewal thereon.

Tenant agrees to take the premises in "as is, where is" condition. Tenant agrees not to alter or cause to be altered the locking system of the premises. Tenant further agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

The Landlord have the unit cleaned at beginning of lease term, the wall and any damaged parts should be repaired before the tenant take occupation of the unit.

Tenant shall have the unit or property cleaned at end of lease term at his cost.

Tenant agrees to pay the cost of electricity and any other utility bills for the premises. Tenant further agrees to provide proof to the Landlord that the above utility bills have been transferred to the Tenant's name before the moving date.

Tenant acknowledges that the appliances as listed in this Agreement to Lease (fridge, stove, washer, dryer, dishwasher) are in good working order at the commencement of the lease term.

Tenant agrees to maintain the above appliances in a state of ordinary cleanliness at his own cost. Tenant agrees to be responsible for the normal up keep and maintenance of the appliances in the premise. If there is any broken-down of the above appliances due to normal tear and wear, the Tenant agrees to pay the First \$100 for any occurrence of the broken-down and the landlord agree to pay the balance of the cost of repair.

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

Tenant shall provide the proof of his current employment status and rental application form with this Agreement to Lease.

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

INITIALS OF TENANT(S):

Z.Y/YF

INITIALS OF LANDLORD(S):

HJ

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for use in the Province of Ontario

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

TENANT (Lessee), Zhenzhe Yuan & Yuting Fang

, and

LANDLORD (Lessor), Haibin Tian

for the lease of #1603 - 510 Curran Place

Mississauga

dated the 11 day of July, 2017

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

Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

Tenant acknowledges that the Landlord or his agent can enter the unit as per the Landlord and Tenant Board without written notices, 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 to potential new tenant [although notice is not required, the landlord must try to tell the tenant before entering for this reason].

Tenant represents that the property will be only used for personal family residence only. There shall be no illegal or commercial activity in or around of the property by the Tenant or his affiliate.

Tenant agrees to pay \$200 for key deposit before the moving date which includes: Two unit key, *One 2-Y/YF* mail box key, *Two* ~~Two~~ mail box key, *for*

The Landlord agrees that the Tenant, if not in default of the Lease terms and conditions, may have an option to renew the Lease with applicable legislative rental increases, provided the Tenant notifies the Landlord in writing no later than 60 days prior to the expiry of the Lease and Landlord has not notified the Lessee in writing no later than 60 days prior to the expiry of the Lease of his intentions to offer the said premises for sale or for the Landlord's own use.

Landlord shall pay realty taxes and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property and his liabilities.

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

INITIALS OF TENANT(S):*(2Y/YF)***INITIALS OF LANDLORD(S):***(HT)*

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Schedule A
Agreement to Lease - Residential

Toronto
Real Estate
Board

Form 400

for use in the Province of Ontario

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

TENANT (Lessee), Zhenzhe Yuan & Yuting Fang

and

LANDLORD (Lessor), Haibin Tian

for the lease of #1603 - 510 Curran Place

Mississauga

dated the 11 day of July, 2017

Tenant agrees to buy a contents and third party liability insurance policy effective starting from one day prior to the commencement of this Lease and expire one day after the expiration date of this lease. Tenant agrees to deliver a copy of such insurance policy to the Landlord or his agent within 5 days after the acceptance of this Offer to lease and in any situation, such insurance policy must be delivered to the Landlord before the starting date of this lease. Each Insurance policy obtained by tenant shall name the Landlord as additional named insured as their interest may appear and shall contain a waiver of subrogation in favor of Landlord.

Tenant voluntarily agrees to provide 4 months rent total amount \$6800 and 6 post-dated cheques in the amount of \$1700 Canadian dollars, dated from September 01, 2017 to February 01, 2018 payable in the name of the landlord.

Tenant may be required to complete the registration forms to reside in the building, pre-book the usage of the building elevator and register with the management office for car parking and access to the Building. The Tenant understands that the building may charge a fee for Tenant's move in/out and will have restrictions as to times and days when move in/out is not possible. Tenant agrees that it is the Tenant's responsibility to ensure the building policy is fully followed.

It is understood and agreed that a facsimile of this document will be considered as a true copy of the same.

The lease herein shall include one parking spot and one locker unit for the tenant's own use.

Tenant agrees to pay \$50 fee per occurrence to the Landlord by cheque or cash for any un-honored, NSF or returned rental cheque.

Tenant agrees to give the Landlord prompt immediate written notice in the event of any accident or emergency affecting the plumbing, gas, heating or electrical system serving the premises. The Tenant shall not hire any trades people or contractors to do any work on the premises without prior written consent of the Landlord.

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

INITIALS OF TENANT(S): 2-Y/YF

INITIALS OF LANDLORD(S): JH

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Ontario

Driver's Licence

YUEN

304-44 LEES AVE
OTTAWA, ON, K1S 5P3

NUMBER: F0418 - 79008 - 0004

EXPIRY: 2016/11/15

DOB: 2008-05-13

SEX: F

HEIGHT: 167 cm

WEIGHT: 52 kg

HAIR: 1000-4500

104-0204

Ontario

Driver's Licence

Permis de conduire

YUEN

415 MILLBURY DRIVE
MISSISSAUGA, ON, L4R 0B2

NUMBER: Y9006 - 79609 - 0001

EXPIRY: 2016/12/09

DOB: 2012-09-25

SEX: M

HEIGHT: 180 cm

WEIGHT: 75 kg

HAIR: 1000-4500

104-0204

10358 (1215)

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

The Toronto-Dominion Bank

4555 HURONTARIO STREET UNIT C10
MISSISSAUGA, ON L4Z 3M1

82256528

DATE 2017-07-12
YYYYMMDD

Pay to the
Order of HAIBIN TIAN

Transit-Serial No. 1309-82256528

\$ *****3,400.00

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

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

Authorized Officer
Countersigned
Number

OUTSIDE CANADA: NEGOTIABLE BY CORRESPONDENT AT THEIR BUYING RATE OF DEMAND DRAFTS ON CANADA

⑈8 2256528⑈ ⑈096 120004⑈

⑈3808⑈



June 9, 2017

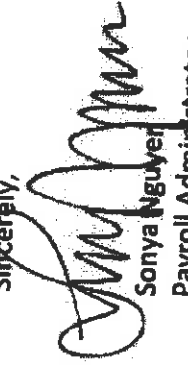
To whom it may concern;

This letter serves as confirmation of employment for ZhenZhe Yuan.

ZhenZhe has been employed with Discount Car & Truck Rentals Ltd as a full-time Client Service Specialist since February 6, 2017. His hourly rate is \$13.22 plus additional bonuses based on performance. He works a minimum of 40 hours per week with potential overtime.

If you have any questions, please don't hesitate to contact me at 416-744-0123 ext. 228

Sincerely,


Sonya Nguyen
Payroll Administrator



720 Arrow Road, North York, ON, M9M 2M1



Dashboard Alerts Scores Reports

Credit Score

Equifax

778 As of 06/09/2017
EXCELLENT

[Update Score](#)

[Score Details](#) [Alert Details](#) [Previous Report](#)

Current Alerts since Friday, June 09, 2017

Alerts 0 Zhenzhe Yuan

[Edit profile](#)

[View current alerts](#) [View archived alerts](#)

Credit Report Summary

Your Equifax Credit Summary highlights the information in your credit file that is most important in determining your credit standing by distilling key credit information into one easy-to-read summary.

CREDIT REPORT as of 06/09/2017

Your Open Accounts

Show Details			
Mortgage	Installment	Revolving	Other
# of Open Accounts 0	# of Open Accounts 0	# of Open Accounts 2	# of Open Accounts 1

[View Report Details](#)

[Update Report](#)

[Print Credit Report](#)

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1 / 1



Message Center

View your Equifax Complete™ Premier Plan [Identify Theft Insurance](#) document

How can I [correct an inaccuracy](#) in my Equifax credit report?





Dashboard Alerts Scores **Reports**

[My Account](#) [Print this page](#)

Credit Report Summary

1
Your Equifax Credit Summary highlights the information in your credit file that is most important in determining your credit standing by distilling key credit information into one easy-to-read summary.

CREDIT REPORT as of 06/09/2017

[More Options](#)

Your Product

 **Equifax Complete™ Premier Plan**
[View product details +](#)

Your Open Accounts

[Hide Details](#)

Mortgage	Installment	Revolving	Other
# of Open Accounts 0	# of Open Accounts 0	# of Open Accounts 2	# of Open Accounts 1
Balance \$0	Balance \$0	Balance \$277	Balance \$50
Total Credit Limit \$0	Total Credit Limit \$0	Total Credit Limit \$2500	Total Credit Limit \$0
Utilization n/a	Utilization n/a	Utilization 11%	Utilization n/a

Not all product features are enabled

Your Features

Lost Wallet Monitoring Alerts

Click on the icons above to learn more about your features.

Need Assistance? 1-877-493-8785



Your Upgrade Options

Inquiries (Requests for your Credit Report)

Numerous inquiries on your credit file for new credit may cause you to appear risky to lenders, so it is usually better to only seek new credit when you need it.

[Show Details](#)

Potentially Negative Information

Late payments, collections and public records can have a negative impact on your credit standing.

[Show Details](#)

Account Age

Usually, it is a good idea to keep your oldest credit account open, as a high average account age generally demonstrates stability to lenders. Also, especially if you have been managing credit for a short time, opening many new accounts will lower your average age and may have a negative impact.

[Show Details](#)

[View Report Details](#) [Update Report](#) [Print Credit Report](#)

Equifax Complete™ Friends and Family

Product Features
Add Adult Share Alerts

Click on the icons above to learn more about these individual features.
Click here to [upgrade](#)

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Dashboard Alerts Scores Reports

My Account

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Credit Score Summary

Equifax

778

As of 06/09/2017
EXCELLENT

Score Range by Canadian Population %

300		560	680	725	760	900
Poor		Fair	Good	Very Good	Excellent	
4%		10%	15%	14%	57%	
Canada Population						

Your score of 778 is better than 55 % of Canadian consumers.

See previous score(s)

[View Score Details](#)

[Update Score](#)

[How lenders see you](#)

Score Trending

Flash required to view this product

Your Product



Equifax Complete™ Premier Plan
[View product details +](#)

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Your Upgrade Options

Equifax Complete™ Friends and Family

Product Features

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The MORTGAGE Centre™

7 April, 2017

To: Amacon Development Corp.

I am pleased to advise you that the following loan, to be secured by a first mortgage on the property noted below, has been approved providing that all the information supplied is correct. The approval is subject to the conditions outlined in the Mortgage Commitment from the lender in terms of satisfactory property appraisal and income verification, etc... This commitment is not transferable and the benefit may not be assigned.

APPLICANT(S):	Tian, Haibin
DATE OF BIRTH:	Jun. 04, 1972
CURRENT ADDRESS:	5141 Dartmoore Crt. Mississauga ON L5V 1R2
SUBJECT PROPERTY:	Suite 1603, 510 Curran Place, Mississauga ON
PURCHASE PRICE:	\$ 300,400
DOWNPAYMENT:	\$ 60,080
INSURANCE PREMIUMS:	N/A
LOAN AMOUNT	\$ 240,320
TERM:	5 Years
AMORTIZATION:	25 Years
CLOSING DATE:	Sep. 15, 2017

Please feel free to contact me should you have any questions.

Yours truly,



The Mortgage Centre

We work for you, not the lenders.

Angela P Zhang, CFP

Principal Broker/Owner | AZ Mortgage Solutions | License#12145.

Tel 905-206-2888, 1065 Canadian place, Unit 204, Mississauga on L4W 0C2

Tel 905-876-2505, 218-330 Bronte Street South, Milton ON L9T 7X1

angela@azmortgagesolutions.ca | www.azmortgagesolutions.ca

"Each Mortgage Centre office is independently owned and operated"

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