

Worksheet  
Leasing

Suite: 3603 Tower: PSV2 Date: \_\_\_\_\_ Completed by: \_\_\_\_\_

Sylwia Sztaba

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ☒ ● Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust need \$ 42,780.00
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1,130 Draft NO. 5525 0922 6
- Agreement must be in good standing. Funds in Trust: \$ 20,000.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- Notes }

 ● Copy of Tenant's employment letter or paystub
- Copy of Credit Check
- ✓ ● Copy of the Purchasers Mortgage approval
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

Tenants are students. See student card attached.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

5525 0922 6 27-43248

08222 - MEADOWVALE TOWN CENTRE  
MISSISSAUGA, ON

2017-05-01

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

PAY TO THE  
ORDER OF  
PAYER À  
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW\*\*DEVELOPMENT\*\*\*\*\*  
PARTNERSHIP\*\*\*\*\*

\$\*\*\*\*\*1,130.00

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND ONE HUNDRED THIRTY

CANADIAN DOLLARS  
DOLLARS CANADIENS CAD

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

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

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

TO  
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

*Handwritten signature*

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

PSV2 3603 Lease Fee

⑈552509226⑈ ⑆09502⑈010⑆ 08222⑈2743248⑈

2404532  
710 BIL-2015/01

## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

**SYLWIA SZTABA** (the "Purchaser")

Suite **3603** Tower **TWO** Unit **3** Level **35** (the "Unit")

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

**Insert:**

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

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of 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 January 2017.

Witness:

Purchaser: **SYLWIA SZTABA**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 30 day of January 2017.

**AMACON DEVELOPMENT (CITY CENTRE) CORP**

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation

This Agreement to Lease dated this 21 day of April, 2017

**TENANT (Lessee),** Chengrui Jiang  
(Full legal names of all Tenants)

**LANDLORD (Lessor),** Arek Sztaba And Sylwia Sztaba  
(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, I/we, the Tenant hereby offer to lease, premises known as:  
#3603 -510 CURRAN PL Mississauga L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing April 28, 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 Six Hundred Fifty Canadian Dollars (CDN\$ 1,650.00), 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 SUTTON GROUP REALTY SYSTEMS INC., BROKERAGE "Deposit Holder" in the amount of Three Thousand Three Hundred Canadian Dollars (CDN\$ 3,300.00) 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: .....

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>Internet</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>CONDOMINIUM INSURANCE</u>	<input type="checkbox"/>	<input checked="" 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): JLR

INITIALS OF LANDLORD(S): SS/AS

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

**TENANT (Lessee),** Chengrui Jiang

and

**LANDLORD (Lessor),** Arsk Sztaba And Sylwia Sztaba

for the lease of #3603 -510 CURRAN PL

Mississauga

LSB 0J8

dated the 21 day of April, 2017

TENANT, on their free will, agrees to provide additional Four month rent (\$6600) as advance towards the Eighth to eleventh months rent of the lease through bank draft on or before closing.

Tenant further agrees to provide 6 post dated cheques to the landlord on or before lease commencement.

Tenant agrees to pay the landlord a service charge of \$50.00 for each and every cheque which the tenant's bank or depository refused to honour.

Landlord's fire insurance on the premises provides NO coverage on the tenant's personal property. The tenant agrees to purchase and maintain fire insurance on his personal contents and liability insurance for the said property to be in force and effect as of the first day of occupancy.

Tenant agrees to provide a copy of the insurance policy to the landlord before occupancy. Tenant also agrees that should he/she decide to extend his/her lease at the end of the term, that he must also renew his insurance policy and provide the landlord a copy of the renewed policy.

Tenant agrees to provide the landlord a \$200 key deposit before receiving the keys. Once all the keys are returned to the owner in good working condition, the deposit will be returned to the tenant.

Tenant agrees that Smoking is NOT allowed on the premises and that absolutely NO pets are to be kept on the premises at any time.

Tenant agrees to contact the hydro company and transfer the account to the tenant's name. The tenant agrees to provide the landlord proof that the hydro account has been transferred prior to the commencement date.

Tenant agrees not to make any decorating changes to the premises without the express or written consent of the landlord or his authorized agent. Tenant agrees to be financially responsible for any replacement or repair cost due to these changes.

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.

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

INITIALS OF TENANT(S):

JLR

INITIALS OF LANDLORD(S):

SS AS



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

**TENANT (Lessee),** Chengrui Jiang....., and

**LANDLORD (Lessor),** Arek Sztaba And Sylwia Sztaba.....

for the lease of #3603 -510 CURRAN PL..... Mississauga.....

LSB 0J8..... dated the 21..... day of April....., 2017.....

The tenant agrees that any damage caused by the tenant's negligence or willful damage shall be fully covered and paid in full by the tenant.

Tenant, if not in default hereunder, agrees to give written notice to the landlord of the Tenant's intention to renew the lease or vacate, no later than sixty (60) days prior to the last day of the current lease.

The Tenant agrees to allow the landlord or his agent to show the property at all reasonable hours to prospective Buyer or Tenants, Sixty (60) Days prior to Lease Completion/ Termination, after giving the Tenant at least 24 hours notice of such showing.

Landlord or landlord's agent, in the event of default, reserves the right to inspect the property during the Lease term with-in Twenty-Four (24) hours notice to the Tenant.

Landlord agrees to pay for and be responsible for any major repairs such as plumbing, electrical, etc. Major repairs include any repairs over \$75. The Tenant shall notify the landlord immediately of any such problems and the landlord shall have the problem rectified as soon as possible.

Tenant agrees to pay for and be responsible for any minor repairs such as light bulbs, tap washers, etc., considered as normal wear and tear. Minor repairs include any repairs under \$75.

The tenant agrees not to sublet during the term of the lease without the written approval of the landlord.

Tenant agrees to use the premises only for residential purposes. Tenant agrees not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, federal, provincial laws, bylaws and/or regulations.

Landlord retains the right to inspect and to do repairs inside or outside the premises if necessary, provided the tenant is giving 24 hours written or verbal notice.

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

INITIALS OF TENANT(S):

CR

INITIALS OF LANDLORD(S):

AS

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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),** Chengrui Jiang, and

**LANDLORD (Lessor),** Arek Sztaba And Sylwia Sztaba

for the lease of #3603 -510 CURRAN PL Mississauga

L5B 0J8 dated the 21 day of April, 2017

Upon acceptance of this Offer to lease by both the Landlord and the Tenant, this Agreement shall be firm and binding, and shall constitute the actual lease.

Tenant agrees not to sublet or assign the premises during the term of this lease or any renewal or extension thereof, either in whole or in part, without the prior written consent of the Landlord which shall not be unreasonably or arbitrarily withheld.

Tenant agrees only the person(s) listed on rental application shall use the premises as principal address. Tenant agrees to abide by all the Condominium Rules and Regulations, By-Laws and Declaration of the Condominium Corporation. The Tenant further agrees to indemnify and save the harmless the Landlord from any damages, costs or legal actions, resulting either directly or indirectly from the actions or negligence of the Tenant and/or his guests by not abiding by the aforementioned condominium Rules & Regulations, By-Laws and Declaration.

Tenant agrees to "Register" with the Condominium's Property Management Office upon acceptance of the agreement. If the Tenant requires the use of the Moving Elevator, the Tenant shall be responsible for booking the use of the Moving Elevator, as well as any associated refundable deposits and/or costs for damage, and will hold the Landlord harmless for same. The Tenant understands that the Condominium may have restrictions with respect to the times of use and days of use (many condominiums prohibit moves on Sundays and Statutory Holidays.)

The Tenant agrees to pay the Landlord an administration fee of \$50.00 plus additional bank charges for any of the Tenant's cheques that are deemed to be NSF (non-sufficient funds) cheques.

Tenant agrees to allow the Builder's/Developer's employees, contractors and sub- contractors to enter the unit at reasonable hours, upon giving reasonable prior notice, for the purpose of rectifying any deficiencies.

The Tenant agrees to pay a refundable deposit of \$200 for all keys and transmitter. The deposit will be returned to the tenant when the keys and transmitters are being returned to the Landlord upon completion or termination of lease.

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

INITIALS OF TENANT(S):

JR

INITIALS OF LANDLORD(S):

SS / AS



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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:

(Witness) [Signature]

(Witness) \_\_\_\_\_

(Witness) \_\_\_\_\_

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

(Tenant or Authorized Representative) [Signature]

(Tenant or Authorized Representative) \_\_\_\_\_

(Guarantor) \_\_\_\_\_

DATE Apr 21, 2017

DATE \_\_\_\_\_

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:

(Witness) [Signature]

(Witness) \_\_\_\_\_

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

(Landlord or Authorized Representative) [Signature]

(Landlord or Authorized Representative) [Signature]

DATE 04/21/17

DATE 04/21/17

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

(Witness) \_\_\_\_\_

(Spouse) \_\_\_\_\_

DATE \_\_\_\_\_

**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 8<sup>00</sup> a.m. on this 21<sup>st</sup> day of April, 2017.

(Signature of Landlord or Tenant) [Signature]

#### INFORMATION ON BROKERAGE(S)

Listing Brokerage **SUTTON GROUP REALTY SYSTEMS INC.**

Tel.No. (905) 896-3333

**AGATA IWICKI**

(Salesperson / Broker Name)

Co-op/Tenant Brokerage **HOMELIFE LANDMARK REALTY INC.**

Tel.No. (905) 305-1600

**LINDI ZHENG**

(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 04/21/17

(Landlord) [Signature]

DATE 04/21/17

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:

(Authorized to bind the Listing Brokerage) [Signature]

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

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**BUYER:** Chengrui Jiang

**SELLER:** Arek Sztaba And Sylwia Sztaba

For the transaction on the property known as: #3603 -510 CURRAN PL

Mississauga

L5B 0J8

**DEFINITIONS AND INTERPRETATIONS:** For the purposes of this Confirmation of Co-operation and Representation:

"Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) 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 (REBA 2002) and Regulations.

**1. LISTING BROKERAGE**

a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:

- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.  
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
- 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

b) ☐ **MULTIPLE REPRESENTATIONS:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the 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 Brokerage ..... represent 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)**

CLK  
BUYER

LZ  
CO-OPERATING/BUYER BROKERAGE

SS/AS  
SELLER

AS  
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  
Half month rent + HST 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)

HOMELIFE LANDMARK REALTY INC.

(Name of Co-operating/Buyer Brokerage)

7240 WOODBINE AVE UNIT 103 MARKHAM

Tel: (905) 305-1600 Fax: (905) 305-1609

郑林油 Date: Apr 21, 2017  
(Authorized to bind the Co-operating/Buyer Brokerage)

LINDI ZHENG

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

SUTTON GROUP REALTY SYSTEMS INC.

(Name of Listing Brokerage)

1528 DUNDAS STREET WEST MISSISSAUGA

Tel: (905) 896-3333 Fax: (905) 848-5327

[Signature] Date: 04/21/17  
(Authorized to bind the Listing Brokerage)

AGATA IWICKI

(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.

[Initials]  
BUYER'S INITIALS

1  
SELLER'S INITIALS

ACKNOWLEDGEMENT

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

郑林油 Date: Apr 21, 2017  
(Signature of Buyer)

\_\_\_\_\_  
(Signature of Buyer) Date: \_\_\_\_\_

[Signature]  
(Signature of Seller)

Date: 04/21/17

Sita  
(Signature of Seller)

Date: 04/21/17

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4/30/17

*[Signature]*

PSV2 #3603



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

5525 0922 6 27-43248  
2017-05-01

MR ARKADIUSZ M SZTABA 08222 - MEADOWVALE TOWN CENTRE  
MISSISSAUGA, ON

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

PAY TO THE  
ORDER OF  
PAYER À  
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW\*\*DEVELOPMENT\*\*\*\*\*  
PARTNERSHIP\*\*\*\*\*

\$\*\*\*\*\*1,130.00

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND ONE HUNDRED THIRTY

CANADIAN DOLLARS CAD  
DOLLARS CANADIENS

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

NOT OVER / NE DOIT PAS EXCÉDER \$5,000  
FOR CANADIAN IMPERIAL BANK OF COMMERCE  
POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

2404532  
710 BIL-201501

TO  
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

*[Signature]*

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈552509226⑈ ⑆09502⑈010⑆ 08222⑈2743248⑈

From: Agata Iwicki <agataiwicki@gmail.com>  
Subject: Fwd: ID 510 Curran  
Date: April 29, 2017 at 9:43 PM  
To: Sylvia <syliwia\_04@hotmail.com>, Arek Sztaba <arkadiusz83@gmail.com>

----- Forwarded message -----  
From: Agata Iwicki <agataiwicki@gmail.com>  
Date: Sat, Apr 22, 2017 at 6:29 AM  
Subject: Fwd: ID 510 Curran  
To: Sylvia <syliwia\_04@hotmail.com>, Arek Sztaba <arkadiusz83@gmail.com>

----- Forwarded message -----  
From: Agata Iwicki <agataiwicki@gmail.com>  
Date: Fri, Apr 21, 2017 at 7:43 PM  
Subject: Fwd: ID 510 Curran  
To: Sylvia <syliwia\_04@hotmail.com>

----- Forwarded message -----  
From: Lindi Zheng <lindi.zheng@gmail.com>  
Date: Fri, Apr 21, 2017 at 6:14 PM  
Subject: ID 510 Curran  
To: Agataiwicki@gmail.com <Agataiwicki@gmail.com>





# University of Toronto



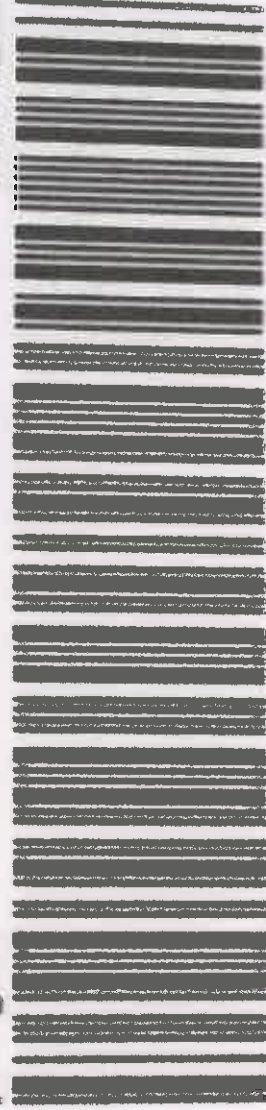
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CHENGRUI

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jiangc34

14771283



2176101477128300



蒋承睿

18/07/2014

# The Toronto-Dominion Bank

80270451

100 CITY CENTRE DRIVE  
MISSISSAUGA, ON L5B 2C9

DATE 2017-04-23  
YYYYMMDD

Transit-Serial No. 93-80270451

Pay to the Order of SUTTON GROUP REALTY SYSTEMS INC., BROKERAGE

\$ \*\*\*\*\*3,300.00

\*\*\*THREE THOUSAND THREE HUNDRED\*\*\*\*\*00/100 Canadian Dollars

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

Re

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

Authorized Officer

Number

Countersigned

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

⑈80270451⑈ ⑆09612⑈004⑈

⑈3808⑈

510 Curran 3603

RECEIPT  
REQU

SUTTON GROUP REALTY SYSTEMS INC.

4360 KENNEDY ROAD

SCARBOROUGH, ONTARIO

M1S 1S1

RECEIVED FROM REQU DE	DATE April 23 2017
Lindli Zheng	\$3,300.00
Three thousand three hundred	100 DOLLARS
FOR POUR 510 Curran #3603	
Bank Draft	
TAX REG NO. N° DE TAXE	BY PAR LSE
	SDC71SE

Lindli Zheng, M.A.  
郑林迪 硕士  
Sales Representative



1140 Burnhamthorpe Road W.  
Suite # 300  
Mississauga, ON L5C 0A9

Cell: (647) 787-8087  
Office: (905) 805-1000  
Fax: (905) 805-1000  
Website: including  
Email: lindli.zheng@tdbank.com

**COMMITMENT LETTER**

January 31, 2017

Sylwia Sztaba  
6784 Segovia Rd.  
Mississauga, On L5N 1P2

ATTN: Mrs. Sztaba

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 and subject to the conditions outlined. This commitment is not transferrable, and the benefit may not be assigned.

APPLICANT:	Sylwia SZtaba
CO-APPLICANT:	
GUARANTOR(S):	
PROPERTY:	Suite3603 Tower2 Unit 3 Level35 Project PSV2Mississauga ON
PURCHASE PRICE:	\$313,900.00
DOWN PAYMENT:	\$78,475.00
PRINCIPAL:	\$235,425.00
INTEREST RATE:	2.99%
LENDING INSTITUTION:	Bank of Nova Scotia
CLOSING DATE:	November 30, 2017

Please refer to the lender's commitment (at time of issue) for a complete list and detailed description of conditions. The conditions outlined form an integral part of the commitment and should be fulfilled at the earliest opportunity. Please call the contact below with further questions at 416.561.0049



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Voitek Smialek  
Président  
Canadian Lending Network-Mississauga