

Worksheet

Leasing

Suite: 709 Tower: PSV Date: July 24 Completed by: (Audrey)

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Aird and Berlis LLP in Trust **\$ 32,480.00**
- ☒ 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). **\$ 1,695.00**
- ☒ Agreement must be in good standing. Funds in Trust: \$ 30,000.00
- ☒ 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:

Special Approval - Paid in Advance 6 months

BMO Bank of Montreal • Banque de Montréal
SANDALWOOD SQUARE SHOPPING CENTRE
40 BRISTOL RD. E.
MISSISSAUGA, ONTARIO, CANADA L4Z 3K8

906947

DATE 2017 07 24
Y/A M/M D/J

CTI

Canadian Dollar Money Order - not exceeding \$2,500 Cdn.
Mandat en dollars Canadiens - n'excédant pas

Pay to the order of

Payez à l'ordre de **AMACON CITY CENTRE SEVEN NEW DEVELOPMENT, 7401 LAKE SHIP.**
BANK OF MONTREAL

/100 Canadian Dollars Canadiens

for Bank of Montreal/pour la Banque de Montréal
Montreal, Canada/Montréal, Canada

Purchaser's Name/Nom de l'acheteur

Purchaser's Address/Adresse de l'acheteur

William A. Douma
President and Chief Executive Officer, BMO Financial Group
Président et chef de la direction, BMO Groupe Financier

PSV # 709

006952000100 39800190694751 90

CERTIFIED
FAISAL LAW OFFICE
TRUST ACCOUNT

38 QUEEN ST. E., SUITE 214
BRAMPTON, ON L6V 1C4

Thirty Two Thousand Four Hundred Eighty

21 12011905) 497-9191 Fax (905) 497-9194

Canada Trust

1180

AND BERLIS LLP, IN TRUST

TO THE ORDER OF

CERTIFIED CHEQUE
Closing funds 17P030
DO NOT DESTROY

⑈004125⑈ ⑈11802⑈004⑈

TD CANADA TRUST
THE SUPERCENTRE - BRAMROSE SQUARE
295A QUEEN STREET E.
BRAMPTON, ONTARIO

CERTIFIED CHEQUE

DO NOT DESTROY

***** 00/100

Jul/31/2017 \$ 32,480.00



FAISAL LAW OFFICE
TRUST ACCOUNT

PER

5229040

901150⑈

send

anyway

Rec'd July 31/17

[Handwritten signature]

Leasing Top up

THIS DOCUMENT CONTAINS SENSITIVE FINANCIAL INFORMATION

004054
004054

TO CANADA TRUST
THE SUPERCENTRE - BRAMROSE SQUARE
295A QUEEN STREET E.
BRAMPTON, ONTARIO L6W 3W9

FAISAL LAW OFFICE
TRUST ACCOUNT
38 QUEEN ST. E., SUITE 214
BRAMPTON, ON L6V 1C4
Fax: (905) 497-9191

July 13 2017
Thirty two thousand Four Hundred Eighty

***** 00/100

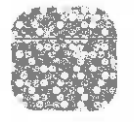


Bramrose Square
295A Queen Street E. ANEX 1180
Brampton, ON L6W 3W9

Jul/13/2017 \$ 32,480.00

CERTIFIED CHEQUE
DO NOT DESTROY
Closing funds SUITE 709 TOWER 1

FAISAL LAW OFFICE
TRUST ACCOUNT



PER

"0004054" @11802004: 023E" 9011500" 5229046

*Change to Silver
Cheque & Bank
disposal*

ANALYSIS OF THE EFFECTS OF THE 1997-1998 EL NIÑO ON THE TROPICAL RAIN FOREST OF THE AMAZON BASIN

THE UNIVERSITY OF CHICAGO PRESS

1651

[illegible][illegible]

(c) The Purchaser shall deliver into the relevant for Government of Guyana a written copy of the amount of the Unpaid Tax and interest thereon to the relevant tax authority for payment within such time as may be so required.

THE UNIVERSITY OF CHICAGO

3

JOHN R. HARRIS

1898
Kassengeld Nord

Page 2 of 2



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 22 day of July, 2017

TENANT (Lessee), Xinde Guo

(Full legal names of all Tenants)

LANDLORD (Lessor), Rajeev Kumar

(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:
#709-4011 BRICKSTONE MEWS Mississauga L5B 0J7

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

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of One Thousand Eight Hundred Fifty Canadian Dollars (CDN\$ 1,850.00), 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, in trust "Deposit Holder" in the amount of Three Thousand Seven Hundred Canadian Dollars (CDN\$ 3,700.00) 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 1st and 12th 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: Internet	☐	☒
Water and Sewerage Charges	☒	☐	Other: Tenant Insurance	☐	☒

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):

INITIALS OF LANDLORD(S):

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7. **PARKING:** 1 parking and 1 locker included

8. **ADDITIONAL TERMS:**

Fridge, Stove, B/I Dishwasher, Microwave, Washer, Dryer

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 7:59 p.m. on the 24 day of July, 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.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)
 Email Address: **audrey@ontonrealstate.ca** Email Address: **charliechen8899@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.



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INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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] Linde Guo DATE 07/22/2017
 [Tenant or Authorized Representative] (Seal)
 [Witness] DATE
 [Tenant or Authorized Representative] (Seal)
 [Witness] DATE
 [Guarantor] (Seal)

We/1 the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:
 [Witness] Charlie Chen DATE July 24/17
 [Landlord or Authorized Representative] (Seal)
 [Witness] DATE
 [Landlord or Authorized Representative] (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] DATE
 [Spouse] (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 4:00 a.m. on July 24, 2017.

INFORMATION ON BROKERAGE(S)

Using Brokerage ORION REALTY CORPORATION Tel.No. (416) 733-7784
AUDREY GRUBESIC
 (Soleperson / Broker Name)
 Co-op/Tenant Brokerage BAY STREET REALTY POINT Tel.No. (416) 668-6600
CHARLIE CHEN
 (Soleperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and authorize the Brokerage to forward a copy to my lawyer.
 [Landlord] Charlie Chen DATE July 24/17
 [Landlord] DATE
 Address for Service Tel.No.
 Landlord's Lawyer Tel.No.
 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.

Charlie Chen Acknowledged by Landlord
 [Authorized to bind the Listing Brokerage]

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Schedule A
Agreement to Lease – Residential

**Toronto
Real Estate
Board**

Form 401

for use in the Province of Ontario

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

TENANT (Lessee), Xinde Guo, and

LANDLORD (Lessor), Rajeev Kumar,

for the lease of #Z09-40111 BRICKSTONE MEWS, Mississauga

L5B 0J7 dated the 22 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.

The Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, (HVAC) furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 0 post-dated cheques covering the monthly rental payments payable to Rajeev Kumar, on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 refundable security deposit in the form of a cheque payable to Rajeev Kumar, before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

Landlord agrees to provide the tenant with ONE SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

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

INITIALS OF TENANTS:

XG

INITIALS OF LANDLORD(S):

RK

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OREA Ontario Real Estate Association **Schedule A** **Toronto Real Estate Board**
Form 401 **Agreement to Lease - Residential**
 for use in the Province of Ontario

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

TENANT (Lessee), Xinde Guo
LANDLORD(Lessor), Rajeev Kumar
 for the lease of #709 -4011 BRICKSTONE MEWS Mississauga
 L5B 0J7 dated the 22 day of July, 2017....., and

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

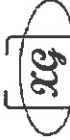
The Tenant acknowledges that the landlord's Insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The Tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenants name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the

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

INITIALS OF TENANTS: 

INITIALS OF LANDLORD(S): 

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Schedule A

Toronto
Real Estate
Board

Form 401

for use in the Province of Ontario

Agreement to Lease – Residential

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

TENANT (Lessee), Xinde Guo, and

LANDLORD (Lessor), Rajeev Kumar, and

for the lease of #709-4011 BRICKSTONE MEWS, Mississauga

L5B 0J7, dated the 22 day of July, 2017

Province of Ontario, once every twelve (12) months.

The Tenant agrees to allow the Landlord or Landlord's Representative access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builders/ Landlord's customer service and /or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

It is acknowledged, understood and agreed by the Tenant that the Tenant voluntarily offers 10 months payments in advance in support of the Tenant's credibility. Tenant agrees to pay further \$18500.00 to the Landlord by certified cheque or bank draft on the closing of this transaction. This amount accounts for the lease payment covering from the second month to the eleventh month.

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

INITIALS OF TENANTS:

UG

INITIALS OF LANDLORD(S):

RK

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Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

Form 320

for use in the Province of Ontario

BUYER: Xinde Guo

SELLER: Rajeev Kumar

For the transaction on the property known as: #709 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include 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.

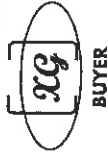
Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

☐ The Brokerage (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid by the Seller in accordance with a Seller Customer Service Agreement ☐ or: ☐ by the Buyer directly

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

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

 **BUYER**

 **CO-OPERATING/BUYER BROKERAGE**

 **SELLER**

 **LISTING BROKERAGE**

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
 Half month rent + HST
 (Commission As Indicated In MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
 b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

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

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

BAY STREET REALTY POINT
 (Name of Co-operating/Buyer Brokerage)

8300 WOODBINE AVE #500 MARKHAM

Tel.: (416) 668-6600 Fax: (416) 987-5955
 Date: 07/22/2017
 (Authorized to bind the Buyer Brokerage)

CHARLIE CHEN

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

ORION REALTY CORPORATION
 (Name of Listing Brokerage)

200-465 BURNHAMTHORPE RI MISSISSAUGA

Tel.: (416) 733-7784 Fax: (905) 286-5271
 Date: July 24/17
 (Authorized to bind the Listing Brokerage)

AUDREY GRUBESIC

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

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

Inde Gwa
 (Signature of Buyer)

Date: 07/22/2017

(Signature of Seller)

Date: July 24/17

(Signature of Buyer)

Date:

(Signature of Seller)

Date:

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Ontario Real Estate Association

Rental Application Residential

Form 410

for use in the Province of Ontario



I/We hereby make application to rent #709 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

from the 1 day of August 2017 at a monthly rental of \$ 1,850.00

to become due and payable in advance on the 1st day of each and every month during my tenancy.

1. **Name** Xinde Guo Date of birth 1997-03-01 SIN No. (Optional)

Drivers License No G9314-78909-70301 Occupation student

2. **Name** Date of birth SIN No. (Optional)

Drivers License No Occupation

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? Study at UTM

LAST TWO PLACES OF RESIDENCE

Address #409-1080 Bay St Address

From Sept. 1, 2016 To Sep. 4, 2017 From To

Name of Landlord Gabi Fiumara (Agent) Name of Landlord

Telephone: 416-508-7788 Telephone:

PRESENT EMPLOYMENT

Employer I

Business address I

Business telephone I

Position held I

Length of employment I

Name of supervisor I

Current salary range: Monthly \$

PRIOR EMPLOYMENT



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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 \$

Name of Bank Branch Address

Chequing Account # Savings Account #

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 Model Year Licence No

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: *Linde Gua* Date: 07/22/2017
Signature of Applicant Date

Telephone: Telephone:



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Ontario

Driver's Licence
Permis de conduire

ON
CANADA

NAME/ NOM

GUO,

XINDE

409-1080 BAY ST

TORONTO, ON, M5S 0A5

4d NUMBER/
NUMERO

G9314 - 78909 - 70301

4a ISS/ DEL

2016/11/10

4b EXP/ EXP. 2021/05

5 DD/ REF

DP9185247

16 HGT/HAUT. 180 cm

15 SEX/ SEXE

M

9 CLASS

G2

CATEG

12 REST

COND

3 DOB/DDN 1997/03/01

政机关对持照人予以通行的便利和必

三才圖會

The Ministry of Foreign Affairs of the Peoples Republic of China guarantees that civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.

護照
PASSPORT

THE UNIVERSITY OF CHINA

CHN

 姓 名 |

225 16-30

citizenship/nationality:

中国/CHINESE

Date of birth / place of birth

山西 / SHANXI

See "What's New" page of issue.

山西 / SHANXI

SYNOPSIS: *See* *Authority*.

公安部出入境管理局

MPS Exit & Entry Administration

THE GOVERNMENT OF CHINA

ON 1003-POV-AL-000003

F62342100

 姓 名 |

郭心德
GUO XINDE

225 16-30

citizenship/nationality:

中国/CHINESE

Date of birth / place of birth

山西 / SHANXI

See "What's New" page of issue.

山西 / SHANXI

SYNOPSIS: *See* *Authority*.

公安部出入境管理局

MPS Exit & Entry Administration

30147 7 May Date of Birth

01 MAR 1997

DATE OF ISSUE

06 11月/NOV 2015

Date of expiry: 2013

05 11月/NOV 2025

註冊人簽名: Beurer's signature

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UNIVERSITY OF
TORONTO



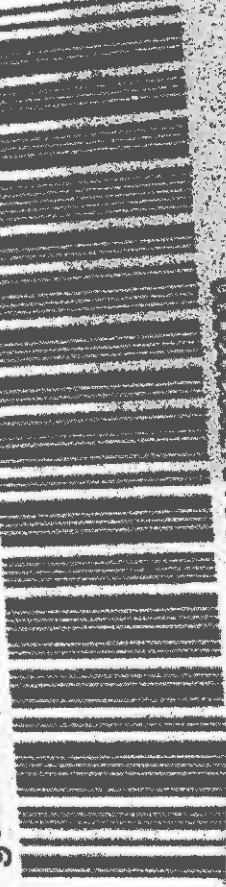
GUO
XINDE

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2176101793393000

郭心德

11/07/2017

32 prolonger votre séjour



24

02

CANADA

ISSUED AT DELHI BY A D
CO. OTTAWA

17

CPC-OTTAWA

INSTRUMENT NO. 17-0389

MULTIPLI

MULTIPLI

100

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LIBRARY (NOM DE FAMILLE)

GUO. XINDE



REPORT No. / N° DU RAPPORT



F62342100

ONE

REC. / REC'D.

05A20684

FPC

45000.

10

PROPERTY OF THE GOVERNMENT

[illegible]

E623421000CHN9703016M1709300E7293898



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

RECEIPT

DATE: July 25th, 2017 TIME: 6:13PM

RECEIVED FROM: Xinde Guo

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

AMOUNT(\$): 3,700.00

PAYABLE TO: ☒ ORION REALTY CORPORATION, BROKERAGE

PROPERTY: 4011 Brickstone Mews 709

FOR: ☒ LEASE ☐ SALE

RECEIPT BY: Rochelle R

☒ COPY FOR CLIENT(S)
☒ COPY FOR LISTING AGENT

10358 (1215)

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

The Toronto-Dominion Bank

800 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2R9

80851014
2017-07-25
YYMMDD

Transit-Serial No. 1202-80851014

Pay to the Order of ORION REALTY CORPORATION, IN TRUST \$ *****3,700.00

THREE THOUSAND SEVEN 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 *Gayle* Number
Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT 1111 BAYVIEW AVE. TORONTO, ONT. M5S 1A5

⑈A0851014⑈ ⑈09812⑈004⑈

⑈3808⑈



Feb 17, 2017

Rajeev Kumar

1206-35 Kings Bridge GDN Cir
Mississauga, ON. L5R 3Z5

Residential Mortgage Application
CSM178-000290-A0981

THANK YOU FOR CHOOSING MORTGAGE ALLIANCE REITANA MORTGAGES.

We are pleased to advise you are pre-approved for a mortgage subject to the conditions outlined below. Please review the boxed information outlining the important details of our discussion.

Mortgage Amount: **\$237,566.00 CMHC Included**
Property: Amacon Development (City Centre) Corp
Unit 9, Level 7, Mississauga, ON
Interest Rate: **2.69% 5 Year Fixed**

Amortization: **25 Years**
Purchase Price: \$296,958.18
Down Payment: \$59,392.00
Term: **60 months closed**

Payments: **\$1,115.40 (monthly)**

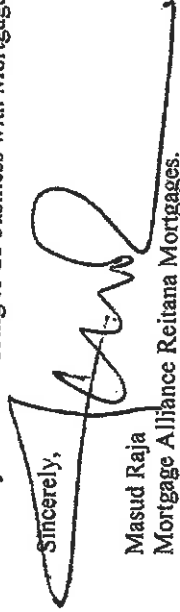
Closing / Expiry date: **30-11-2017**

Your interest rate is 2.69% today but its not guaranteed until 30/11/2017. If interest rates change during this period, you will receive our lowest posted rate for the term selected. Please notify us immediately if there are any changes to your mortgage needs.

If you have any questions or require any other information, please do not hesitate to contact me directly.

Thank you for choosing to do business with Mortgage Alliance Reitana Mortgages.

Sincerely,



Masud Raja
Mortgage Alliance Reitana Mortgages.
Mortgage Broker

- (1) Your mortgage application will be subject to our standard of lending criteria as well as the criteria of a mortgage default insurer if applicable. We recommend that you do not waive a financing condition in an offer to purchase until we formalize our approval.
- (2) Mortgage amount is inclusive of mortgage default insurance if selected.
- (3) The interest rate is calculated semi-annually, not in advance.
- (4) Payment subject to change and includes property taxes and Home Protector Insurance if selected.
- (5) Should your rate commitment expires, you will need to contact us if you wish to obtain a new rate commitment.

Reitana Mortgage Corporation O/A Mortgage Alliance Reitana Mortgages.
6-30 Topflight Drive, Mississauga, Ontario L5S 0A8 Tel: (416)732-3622 Fax:(905)564-8356

www.reitanamortgage.com

Each office is Independently Owned and Operated.