

Worksheet

Leasing

Suite: 2509 Tower: PSV1 Date: May 3/17 Completed by: Silvi

Sukhvir Kooner

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 ^{25%} Paid @ occupancy.
- ✓ ☒ 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). 81500 + HST
Draft NO. 233
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 42,468
- ✓ ☒ Copy of Tenant's ID
- ✓ ☒ Copy of Tenant's First and Last Month Rent Rec'd May 4/17
- ✓ ☒ 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:

Sukhvir 90@Yahoo.com 647-964-8707.

Maninder 647-242-6415

~~★~~ FYI - we have been waiting for
Mona Melhi to submit all docs since
April the cheques aren't payable to
the correct corp. Please Advise ~~★~~

4029674 CANADA INC

000233

CERTIFIED

MAY 03 2017

DATE 2017-04-03
Y Y Y Y M M D D

PAY TO THE ORDER OF Development city centre corp

\$1695.00

7060 McLeod Rd
Meadowdale, Ontario L4W 5K7

Seventy five dollars and no/100ths



DOLLARS ☒ 100

4029674 CANADA INC

90 GREAT LAKES DRIVE
BRAMPTON, ONTARIO L6R 5K7

CERTIFIED
DO NOT DESTROY

PER Maninder / Cooner

⑈000233⑈ ⑈01842⑈004⑈

9011500⑈

5203870

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
SUKHVIR SINGH KOONER (the "Purchaser")
Suite 2508 Tower ONE Unit 9 Level 24 (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 Barney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement;
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 4 day of MAY 2017.

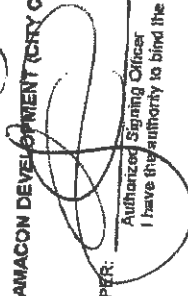
Sukvir
Witness:

Sukvir Singh Kooner
Purchaser: Sukvir Singh Kooner

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 27 day of July 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

This Agreement to Lease dated this 22nd day of April, 2017

TENANT (lessee), Chirwan Mohammad & Lynda Trishyna
(full legal names of all Tenants)

LANDLORD (Lessor), Sukhvii Singh Kooner

ADDRESS OF LANDLORD 10 Giza St. Brampton
(full legal name of Landlord)
(legal address for the purpose of receiving notice)

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:
2509-4011 Brickstone Mews, Mississauga

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing May 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 Five Hundred Twenty-Five Canadian Dollars (CDN\$ 1,525.00), payable in advance on the first day of each and every month during the currency of the said term. First and last month's 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 (hereby/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to World Class Realty Point "Deposit Holder" in the amount of Three Thousand Fifty Canadian Dollars (CDN\$ 3,050.00) 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 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	☒	☐		☒
Oil	☒	☐		☐
Electricity	☒	☒		☒
Hot water heater rental	☒	☐		☒
Water and Sewerage Charges	☒	☐		☒
			Cable TV	☐
			Condominium/Cooperative fees	☒
			Garbage Removal	☒
			Other: Internet	☒
			Other: Telephone	☒

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): CWIT

INITIALS OF LANDLORD(S): SK

7. **PARKING:** One Parking One Locker

8. **ADDITIONAL TERMS:**

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 5:00 p.m. on the day of 20, 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 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.:

Email Address: (for delivery of Documents to Landlord)

(for delivery of Documents to Tenant)

Email Address: (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.ttb.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):

INITIALS OF LANDLORD(S):

 The trademarks REDEAL, REDEALORS and the REDEALORS logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. © 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

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)
(Witness)
(Witness)
IN WITNESS whereof I have hereunto set my hand and seal:
(Agent or Authorized Representative) DATE Apr 25 2017 (Seal)
(Tenant or Authorized Representative) DATE Apr 25 2017 (Seal)
(Guarantor) DATE (Seal)

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

SIGNED, SEALED AND DELIVERED in the presence of:
(Witness)
(Witness)
(Witness)
IN WITNESS whereof I have hereunto set my hand and seal:
(Landlord or Authorized Representative) DATE (Seal)
(Landlord or Authorized Representative) DATE (Seal)

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

(Witness) (Spouse) DATE (Seal)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at a.m./p.m. this 20
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage World Class Realty Point Tel.No. (.....)
Coop/Tenant Brokerage RE/MAX Realty Services, Inc. Tel.No. (.....) 456-1000
Pawanjit Singh Malhi
(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) DATE
(Landlord) DATE
Address for Service 10 Giza St. Brampton 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 Apr 25 2017
(Tenant) DATE Apr 25 2017
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 ~~ML~~ MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.
DATED as of this date and time of the acceptance of the foregoing Agreement to Lease.

(Authorized to sign the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

RE/MAX The trademarks REALTOR®, REALTOR® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.
© 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard printed portion. OREA bears no liability for your use of this form.

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

BUYER, Chirwan Mohammad & Tayna Trishyna

SELLER, Sakhvir Singh Kooner

for the property known as 2509-4011 Brickstone Mews

..... dated the 22nd day of April, 2017.....
Tenant agrees to pay the cost of Hydro required on the premises during the term of the lease and any extension thereof. Tenant further agrees to provide proof to the landlord on or before the date of possession that the service have been transferred to the Tenants name.

Tenant shall comply with all the By-laws of Condominium Corporation.

Tenant will be responsible for damages in the premises or to the appliances included, due to negligence.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term.

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

Tenant will be responsible for the cost of the keys & garage door opener in case they lost it.

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

Landlord shall pay real estate taxes, [condominium fees and parking is applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises and provides no coverage on Tenant's personal property.

The Landlord shall not in any event whatsoever be liable or responsible for any damage, loss, personal injury, or death that may be suffered or sustained by the Tenant or any other person who may be upon the rented premises. The Tenant agrees and covenants to identify, save harmless, and fully release the Landlord from any and all liability caused or arisen from the above.

The Tenant acknowledges and agrees to purchase Tenant insurance and public liability for not less that \$1,000, 00.00 in respect of the premises.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: fridge, stove, built-in-dishwasher, washer, dryer, and all existing electric light fixtures and window coverings.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

CM IT

Continued on next page....

INITIALS OF SELLER(S):

SA

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

BUYER, Chirwan Mohammad & Lynna Trishyua

SELLER, Sukdev Singh Kooner

and

for the property known as 2509-4011 Brickstone Mews

dated the 22nd

day of April, 2017

The Tenant agrees to pay for the first \$50.00 of any repairs and maintenance, per incident. Tenant represents that he and his occupants are non-smokers and no pets shall be allowed upon or kept in the premises.

For mutual convenience, Tenant agrees to provide the Landlord before the commencement of the Lease ten [10] post-dated cheques. In the event that any of the Tenant's cheques are not honoured when presented for payments to the bank on which they are drawn, the Tenant shall pay the Landlord for each returned cheque the sum of \$50.00 to cover the Landlord's administration costs together with a replacement cheque for the overdue rental payment.

The Tenant covenants with the Landlord:

- a) to maintain the property in a state of cleanliness, and to repair any damage caused thereto by his own wilful or negligent or that of persons who are permitted on the premises by him;
- b) not to assign or sublet without the written consent of the Landlord, such consent not to be arbitrarily or unreasonably withheld. The Tenant shall pay the Landlord's reasonable expenses incurred thereby;
- c) not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, federal, provincial laws, by-laws, regulations;
- d) that he will leave the premises in clean and good repair, reasonable wear and tear are excepted, at the end of the term;
- e) to promptly notify the Landlord of any repairs to be made by the Landlord, and upon giving prior notice, the Landlord shall be permitted to enter and view the state of repair and to make any such repair.
- f) not to make any decorating changes to the premises [including change of any lock] without the express written consent of the Landlord or his authorized agent.

In the event the Tenant not intent to renew the lease after the term, or any extension thereof, Tenant must inform the Landlord in writing at least sixty [60] days prior to the expiry of the lease.

The 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 at least twenty four [24] hours notice of such showing, and to allow the Landlord to affix a For Sale or For Lease sign on the property.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

Chirwan Mohammad

Continued on next page...

INITIALS OF SELLER(S):

Sukdev Singh Kooner

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

BUYER, Chirwan Mohammad & Iryna Trishyna.....

SELLER, Sukhvir Singh Kooner....., and

for the property known as 2509-4011 Brickstone Mews.....

..... dated the 22nd..... day of April, 2017.....

Tenant will be fully responsible for any damage to the floor due to water or due to his/her negligent.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

✓ DMIT

INITIALS OF SELLER(S):

SS

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

BUYER,

SELLER,

for the property known as

dated the day of 20.....

The parties to this Agreement hereby acknowledge and agree that the Deposit Holder World Class Realty Point, Brokerage shall place the deposit in the Deposit Holder's non-interest bearing real estate trust account, which does not earn interest, and the Deposit Holder shall not pay any interest on the deposit to the Buyer. There will be no interest paid or earned on the deposit funds being held in the Real Estate Trust Account operated by World Class Realty Point, Brokerage.

The buyer agrees to provide a bank draft, certified cheque or money order as a form of deposit within one (1) business day of the acceptance of this offer. The uncertified cheque provided upon acceptance of this offer will be returned to the buyer or the Buyer's Agent. In the event of a mutual release, the Buyer acknowledges that any "uncertified" funds will not be refunded for 10 business days or until the bank confirms the funds have cleared.

For all purposes of this agreement the term use "Banking Day" or "Business Day" shall mean Monday to Friday in the normal circumstances or any day, other than Saturday, Sunday and Statutory holidays in the province of Ontario.

The Seller and the Buyer agree and/or acknowledge that all the measurements and information by World Class Realty Point, Brokerage on the MLS listing, feature sheets and any other marketing materials for the subject property, have only been obtained by source deemed, reliable. However, they have been provided for information purposes only and as such World Class Realty Point, Brokerage, does not warrant their accuracy. The Buyer or Buyer's Agent is advised to verify all measurement and information upon which he or she is relying.

Both Buyer and Agent understand and agree to leave copy of their offer or offer summary as presented, whether accepted or not accepted, to the listing Brokerage World Class Realty Point, Brokerage.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

WCT

INITIALS OF SELLER(S):

HA

The trademarks REALTOR®, REALTOR® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. © 2016, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use, reproduction or distribution is prohibited except with prior written consent of OREA. Do not alter, when printing or reproducing the standard printed version. OREA bears no liability for any use of this form.

**Confirmation of Co-operation
and Representation****Form 320**

for use in the Province of Ontario

BUYER: Chirwan Mohammad & Laryna Tristyna**SELLER:** Sukhvir Singh KoonerFor the transaction on the property known as: 2509-4011 Brickstone Mews

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 representatives(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 Buyer; 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)

CH/TT BUYER [Signature] CO-OPERATING/BUYER BROKERAGE [Signature] SELLER LISTING/BROKERAGE

IR The trademarks REALTOR®, REALTOR® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard press portion. OREA bears no liability for your use of this form.

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
(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)

(Name of Co-operating/Buyer Brokerage)

WORLD CLASS REALTY POINT
(Name of Listing Brokerage)

Tel.: Fax:

Tel.: Fax:

(Authorized to bind the Co-operating/Buyer Brokerage)

(Authorized to bind the Listing Brokerage)

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

(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.

(Signature of Buyer)

Date:

Apr 25 2017

(Signature of Buyer)

Date:

Apr 25 2017

(Signature of Seller)

Date:

(Signature of Seller)

Date:

DISCLAIMER: The trademarks REALTOR®, REALTOR®, and the REALTOR® logo are controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of CREA. Do not alter when printing or reproducing the standard pre-printed form. CREA bears no liability for your use of this form.

Driver's Licence
 Permis de conduire
 ON CANADA

TRISHYNA
 RRYNA
 3405-4088 BRICKSTONE RD
 MISSISSAUGA, ON, L5B 0G2
 17447 - 37008 - 75925
 2014/08/06
 CZ3401803
 F
 G1

1907/09/26

Driver's Licence
 Permis de conduire
 ON CANADA

CHRISMAN
 3405-4088 BRICKSTONE RD
 MISSISSAUGA, ON, L5B 0G2
 M6160 - 12308 - 20124
 2016/09/21
 DP4191843
 G

1982/01/24



JUST ENERGY CORPORATION
6345 DIXIE RD STE 200 MISSISSAUGA ON

YOUR HIREDATE = 20140120

STATEMENT OF EARNINGS AND DEDUCTIONS

PAYMENT DATE: 20170428
Y/M/MDD/J
PAY END DATE: 20170428
Y/M/MDD/J

EARNINGS	DATE YMMDD	RATE	CURRENT HRS/UNITS	CURRENT AMOUNT	YTD HRS/UNITS	YTD AMOUNT
REGULAR		0.0000	0.00	2769.23	0.00	24923.07
TXB LIFE		0.0000	0.00	4.69	0.00	49.35
TXB AD&D		0.0000	0.00	1.89	0.00	15.22
EPSP TXB		0.0000	0.00	55.38	0.00	498.42
TOTAL EARNINGS				2831.19		25486.06
LESS TAXABLE BENEFITS				6.58		64.57
TOTAL GROSS				2824.61		25421.49
DEDUCTIONS		YTD AMOUNT		CURRENT AMOUNT		YTD AMOUNT
GOV'T PEN	130.74	1176.91				
FED'L TAX	540.32	4864.42			45.14	406.26
EPSP EE's	55.38	498.42			75.00	675.00
LTD	34.89	288.29			55.38	498.42
TOTAL DEDUCTIONS					881.47	7909.30
NET PAY			1887.76			

NOT IN TOTAL DEDN.

NON NEGOTIABLE

YOUR HIREDATE = 20140120

SAVINGS ACCT:
DEDN. DEP. ACCT:
EMPL./PAYEE ID.: 93LL 01014 015401
OCCUPATION:
NO. PAY PER.: 09 OF 26

93LL 01014 015401
MOHAMMAD CHIRWAN
4088 BRICKSTONE MEWS APT 3405
MISSISSAUGA ON L5B 0G2

NET PAY: \$****1887.76

NOTIFICATION OF DEPOSIT TO ACCT.: XXXXXXXXXXXXX4105



JUST ENERGY
6345 DIXIE RD STE 200 MISSISSAUGA ON

YOUR HIREDATE = 20140331

PAYMENT DATE: 20170428
Y/A M/M/D/J
PAY END DATE: 20170421
Y/A M/M/D/J

STATEMENT OF EARNINGS AND DEDUCTIONS

EARNINGS	DATE YMMDD	RATE	CURRENT HRS/UNITS	CURRENT AMOUNT	YTD HRS/UNITS	YTD AMOUNT
REGULAR		13.9400	64.00	892.16	578.58	8065.40
STAT HOL		0.0000	8.00	111.52	40.00	557.60
SICK HRS		0.0000	0.00	0.00	40.00	557.60
VACATION		0.0000	8.00	111.52	32.00	590.08
PRMSHIFT		0.0000	0.00	68.00	96.42	1116.84
INCTCSR		0.0000	0.00	0.00	0.00	412.78
TXB LIFE		0.0000	0.00	1.86	0.00	19.58
TXB AD&D		0.0000	0.00	0.75	0.00	6.04
TOTAL EARNINGS				1185.81		11325.92
LESS TAXABLE BENEFITS				2.61		25.62
TOTAL GROSS				1183.20		11300.30
DEDUCTIONS	CURRENT AMOUNT	YTD AMOUNT		DEDUCTIONS	CURRENT AMOUNT	YTD AMOUNT
GOVT PEN	52.03	486.87		EI CONT	19.29	181.83
FEDL TAX	141.32	1322.76		LTD	15.54	128.40
TOTAL DEDUCTIONS					228.18	2119.86
NET PAY			955.02			

YOUR HIREDATE = 20140331

93LN 13051 015533
TRISHYNA IRYNA
3405-4099 BRICKSTONE MEWS
MISSISSAUGA ON L5B 0G2

NON NEGOTIABLE

SAVINGS ACCT:
DEDN. DEP. ACCT:
EMPL./PAYEE ID.: 93LN 13051 015533
OCCUPATION:
NO. PAY PER.: 09 OF 26

NET PAY: \$****955.02

NOTIFICATION OF DEPOSIT TO ACCT.: XXXXXXXXXXXXX6830



Popular MORTGAGES

SUKHDEV BRAR AMP

Office: 905-564-1152

FAX: 905-564-1153

To: Sukhvir Singh Kooner

DATE: May 4th, 2017

Closing Date: Sep 4th, 2017

No. Of PAGES: (INCLUDING COVER SHEET)

FAX:

Reference:

{ } URGENT { } REVIEW { } PLEASE UP DATE ON THIS FILE

*COMMENTS:

This is to confirm that Mr. Sukhvir Singh Kooner R/O 10 Gizza Cr, Brampton is pre-approved for the mortgage amount of \$224,720.00 with \$56,180.00 down payment from your own savings.

Subject property: 2509-4011 Brickstone mews. Mississauga. On. L5B-0J7

Mortgage Amount: \$224,720.00

Term: 60 months Closed

Rate: 4.69% at the bank posted rate

Expiry Date : Sep 4th, 2017

Conditions: Subject to CMHC/GE/CG approval & Jobs Verification, credit check is required at the time of new application. Appraisal to subject property may require.

Should you have any questions please feel free to call me.

Thanks


Sukhdev Brar AMP

Popular Mortgages

1315 Derry Road East Unit 5B
Mississauga, On. L5T-1V6