

Worksheet  
Leasing

Suite: 308 Tower: PSV Date: Jun. 19/17 Completed by: \_\_\_\_\_

Amin Muhammad

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
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. 81,695 Draft NO. 5549 7297 6
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 104,350
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- Students ✓ ● 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: Dr. Amin Muhammad 647-926-1799

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

18 June 17, RN

1

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

AMIN ALI MUHAMMAD (the "Purchaser")

Suite 308 Tower ONE Unit 8 Level 3 (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 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 20 day of April 2017 2012.

Witness: [Signature]

Purchaser: AMIN ALI MUHAMMAD

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of April 2017 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]
Authorized Signing Officer
I have the authority to bind the Corporation

Please DocuSign: offer lease.pdf ⓘ

From: Atta Qureshi  
Last change on 5/16/2017 | 08:59:24 pm

✓ Completed

MOVE DELETE MORE ▾



Recipients

SIGNING ORDER

✓	<b>Atta Qureshi</b> info@attaqureshi.com		<b>Signed</b> on 5/16/2017   08:54:48 pm
✓	<b>Dr Muhammad Amin</b> amin.muhammad@med.mun.ca		<b>Signed</b> on 5/16/2017   08:59:24 pm

Message

No message has been entered.

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**OREA** Ontario Real Estate Association  
**Form 400**  
for use in the Province of Ontario

**Agreement to Lease**  
**Residential**

**Toronto**  
**Real Estate**  
**Board**

This Agreement to Lease dated this 16 day of May, 2017  
**TENANT (Lessee),** Mingzhen Dong & Boda Wu  
(Full legal names of all Tenants)  
**LANDLORD (Lessor),** Muhammad Amin Ali  
(Full legal name of Landlord)  
**ADDRESS OF LANDLORD** 6850 Millcreek Dr., Mississauga, On L5N 4J9  
(legal address for the purpose of recording 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.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:  
#308-4011 BRICKSTONE MEWS W Mississauga L5B 0J7
- TERM OF LEASE:** The lease shall be for a term of 12 Months commencing June 3rd, 2017
- 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 Nine Hundred Fifty Canadian Dollars (CDN\$ 1,950.00), 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.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance (herewith/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to Re/Max Realty Specialists Inc., Brokerage "Deposit Holder" in the amount of Three Thousand Nine Hundred Canadian Dollars (CDN\$ 3,900.00) 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

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 residential

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: .....	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: .....	<input type="checkbox"/>	<input type="checkbox"/>

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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7. **PARKING:** 1 underground parking

8. **ADDITIONAL TERMS:**

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 6 p.m. on the 17 day of May, 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: info@attaqureshi.com (For delivery of Documents to Landlord) Email Address: zhouyin88@yahoo.com (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](http://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.

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):

[M D W B D]

INITIALS OF LANDLORD(S):

[M D]

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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)

(Witness)

(Witness)

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

Authorized Representative

Mingzhen Dang

(Tenant or Authorized Representative)

16-05-2017 | 6:57:45 PM EDT

(Tenant or Authorized Representative)

16-05-2017 | 6:57:45 PM EDT

(Guarantor)

DATE 05/16/2017

DATE 05/16/2017

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)

(Witness)

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

Authorized Representative

Dr. Muhammad Amin

(Landlord or Authorized Representative)

16-05-2017 | 20:59:23 PM EDT

(Landlord or Authorized Representative)

DATE 16-05-2017 | 20:59:23 PM EDT

DATE

DATE

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

(Witness)

(Spouse)

DATE

**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes indicated and written as finally acceptance by all parties at ..... a.m./p.m. this ..... day of ..... 20.....

## INFORMATION ON BROKERAGE(S)

Listing Brokerage RE/MAX REALTY SPECIALISTS INC.

Tel.No. (905) 858-3434

ATTA QURESHI

(Salesperson / Broker Name)

Co-op/Tenant Brokerage HOMELIFE LANDMARK REALTY INC.

Tel.No. (905) 305-1600

YIN ZHOU

(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.

Dr. Muhammad Amin

(Landlord)

16-05-2017 | 20:59:23 PM EDT

DATE

(Landlord)

DATE

Address for Service

Tel.No.

Landlord's Lawyer

Address

Email

Tel.No.

FAX No.

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

EDT

(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 16 May 2017, at the time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by: Yin Zhou

Authorized to bind the Listing Brokerage

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**Form 400**

for use in the Province of Ontario

**Schedule A****Agreement to Lease - Residential****Toronto  
Real Estate  
Board**

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

**TENANT (Lessee),** Mingzhen Dong & Boda Wu

and


**LANDLORD (Lessor),** Muhammad Amin Alifor the lease of #308-4011 BRICKSTONE MEWS WMississaugaLSB 017dated the 16day of May2017

- 1) 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
- 2) Tenant shall have the unit or property cleaned at end of lease term.
- 3) Landlord warrants that the appliances as listed in this Agreement to Lease (fridge, stove, washer, dryer, dishwasher) are in good working order at the commencement of the lease term.
- 4) Tenant agrees to maintain the above appliances in a state of ordinary cleanliness. If there is any broken-down of the above appliances due to normal tear and wear, the landlord agrees to pay the cost of repair.
- 5) Tenant shall comply with all the Bylaws, Rules and Regulations of the Condominium Corporation. Tenant further agrees not to do or cause anything to be done which may be deemed to be disturbing to other occupants of the building complex.
- 6) Tenant represents that the property will be only used for personal family residence only. There shall be no illegal or commercial activity in or around of the property by the Tenant or his affiliate.
- 7) The Landlord agrees that the Tenant, if not in default of the Lease terms and conditions, may have an option to renew the Lease with applicable legislative rental increases, provided the Tenant notifies the Landlord in writing no later than 60 days prior to the expiry of the Lease and Landlord has not notified the Lessee in writing no later than 60 days prior to the expiry of the Lease of his intentions to offer the said premises for sale or for the Landlord's own use.
- 8) Landlord shall pay realty taxes and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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## Schedule A Agreement to Lease - Residential

Form 400

for use in the Province of Ontario

Toronto  
Real Estate  
Board

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

**TENANT (lessee),** Mingzhen Dong & Boda Wu

and

**LANDLORD (lessor),** Muhammad Amin Ali

for the lease of #308 -4011 BRICKSTONE MEWS W

Mississauga

L5B 0J7

dated the 16

day of May

2017

9) Tenant agrees to buy a contents and third party liability insurance policy effective starting from the commencement of this Lease and expiration date of this lease. Tenant agrees to deliver a copy of such insurance policy to the Landlord on closing date.

10) Tenant voluntarily agrees to provide 8 post-dated cheques in the amount of \$1950 Canadian dollars, dated from July 1, 2017\_ to Feb. 1, 2018\_ payable in the name of the landlord.

11) Tenant agrees to pay landlord additional two months extra deposit by bank draft in the name of landlord, applied to the rent for March 2018 and April 2018 on closing date of this agreement.

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

13) The lease herein shall include 1 parking spot and 1 locker unit for the tenant's own use.

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


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

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):



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6/10/2017

**Form 410**

for use in the Province of Ontario

**Rental Application  
Residential**

I/We hereby make application to rent #308 -4011 BRICKSTONE MEWS W Mississauga L5B 0J7

from the 3rd day of June 2017 at a monthly rental of \$ 1,950.00

to become due and payable in advance on the 3rd day of each and every month during my tenancy

1. Name Mingzhen Dong Date of birth Aug 08, 1998 SIN No. (Optional)

Drivers License No. China Passport# E2308931 Occupation International student

2. Name Boda Wu Date of birth Sept 25, 1998 SIN No. (Optional)

Drivers License No. China Passport# E17604406 Occupation International Student

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? If so, describe

Why are you vacating your present place of residence? School residence only available for the first year.

**LAST TWO PLACES OF RESIDENCE**

Address 6075 Tillsdown Dr., Mississauga On Address 185 Yorkland Blvd Toronto On M2J4R2

From May 1, 2016 To May 31st, 2017 From May 1, 2016 To May 31st, 2017

Name of Landlord Name of Landlord

Telephone: Telephone:

**PRESENT EMPLOYMENT**

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

**PRIOR EMPLOYMENT**

1.


1.

1.

1.

1.

1.

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**SPOUSE'S PRESENT EMPLOYMENT**

Employer

Business address

Business telephone

**PRIOR EMPLOYMENT**

1.

1.

1.



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.

Authenticated  
**Mingzhen Dong**  
Signature of Applicant

05/16/2017

Date

Telephone: .....

Authenticated  
**Muhammad Amin Ali**  
Signature of Broker

05/16/2017

Date

Telephone: .....



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**Form 320**

for use in the Province of Ontario

**Confirmation of Co-operation and Representation**

Toronto  
Real Estate  
Board

**BUYER:** Mingzhen Dong & Boda Wu

**SELLER:** Muhammad Amin Ali

For the transaction on the property known as: #308 -4011 BRICKSTONE MEWS W Mississauga LSB 017

**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.

<https://app2.docusign.com/documents/details/4ffd8382-62b5-43d7-bda7-3880a5c702d1>

6/10/2017

**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:
- ☒ 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)
  - ☐ 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
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
- ☐ by the Buyer directly

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

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

  
BUYER  
TENANT

  
CO-OPERATING/BUYER BROKERAGE

  
SELLER  
LANDLORD

  
LISTING BROKERAGE

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MUHAMMAD

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  
04922 - ERIN MILLS TOWN CENTRE  
BANKING CENTRE  
MISSISSAUGA, ON

5549 7297 6 27-43248

2017-06-19

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  
PAYEZ À  
L'ORDRE DE

AMACON CITY CENTRE\*\*\*\*\*

\$\*\*\*\*\*1,695.00

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS CAD  
DOLLARS CANADIENS

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

2404572  
710 BIL-2015/01

TO  
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

PSV 308 Leasing fee

*Handwritten signature*

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈554972976⑈ ⑆095020010⑆ 0492202743248⑈

PEOPLE'S REPUBLIC OF CHINA

Ref./Type  
P

國家科／Country Code  
CHN

E230653

Name \_\_\_\_\_

董明臻  
DONG, MINGZHEN

255/16-13

International/Nationality

女/F

中国/CHINESE

出生日期/Date of birth

08 AUG 1998

出生地/Place of birth

Date of issue

陝西 / SHANXI

10 7月/JUL 2013

25. 出版地或/Place of issue

有效期至 / Date of expiry

陕西 / SHANXI

09 7月/ JUL 2018

審判机关: Authority

持照人簽名/Beard's signature

公安部出入境管理局  
MPS Exit & Entry Administration

曹璚

0124428815

POCHNDONG<<MINGZHEN<<<<<<<<<<<<<<<<<<<<<  
E230893182CHN9808081F1807099LGKNMDPHNF0JA978

12V 730A 187000 17 21

0117  
E17604400

吳泊达  
MU, BODA

男/M 中國/CHINESE 25 SEP 1998

海南 / HAINAN 12 6月 / JUN 2014

11 6/4 JUN 2019

吳海廷

HOCHEMU<<BODAK<<<<<<<<<<<<<<<<<<<<<<<<<  
6870064-068CHN9809251M19D611OMOOLCLELEOPAP918



PS/ 200 Student ID

DEWEY

H COLLEGE

STEP INTO THE FUTURE



**Mingzhen Dong**

Student

No. 16-01234

Exp: 08/31/2017

PSV #308. 18 June 17 AM  
DATE 2017-07-03

hammad Amin Ali \$ 1950.00  
Thousand Nine Hundred Fifty 100 DOLLARS

Trust  
\$ DOLLAR ONE  
\$ ON  
ONTARIO LBS 100  
Providence News Mingdon Peng

132=0041 7431=6398734

MING ZHEN DONG 002

DATE 2017-08-03

hammad Amin Ali \$ 1950.00  
Thousand Nine Hundred Fifty 100 DOLLARS

Trust  
\$ DOLLAR ONE  
\$ ON  
ONTARIO LBS 100  
Providence News Mingdon Peng

132=0041 7431=6398734

MING ZHEN DONG 003

DATE 2017-09-03

hammad Amin Ali \$ 1950.00  
Thousand Nine Hundred Fifty 100 DOLLARS

Trust  
\$ DOLLAR ONE  
\$ ON  
ONTARIO LBS 100  
Providence News Mingdon Peng

1932=0041 7431=6398734

MING ZHEN DONG 004

DATE 2017-10-03

hammad Amin Ali \$ 1950.00  
Thousand Nine Hundred Fifty 100 DOLLARS

Trust  
\$ DOLLAR ONE  
\$ ON  
ONTARIO LBS 100  
Providence News Mingdon Peng

1932=0041 7431=6398734

The Toronto-Dominion Bank

801 CHURCH STREET  
TORONTO, ONTARIO M5E 1B5

Pay to the order of

THOUSAND NINE HUNDRED

The Toronto-Dominion Bank

Canada 100 1/2

1870-7920561

7920561  
2017-06-01

\$ 1950.00

Canadian Dollars

Authorized Signatory  
Mingdon Peng

RE/MAX

ATA QURESHI

Received  
02 June 2017

PSV # 308

June 18, 17 AM

10



**CIBC Pre-Approved  
Mortgage Certificate**

Issue Date: October 23, 2016  
Effective From: October 23, 2016

Expiry Date: August 26<sup>th</sup> 2018

*(Note: If your certificate has expired, please contact your CIBC representative)*

**TO CERTIFY THAT**

**Amin Ali Muhammad**

is eligible for a mortgage loan amount of	\$400,000.00
with a down payment of	\$100,000.00
to purchase a house in a price range of	\$500,000.00

**and has/have selected the following mortgage loan type and term:**

Mortgage Loan Type	VRM Flex
Mortgage Loan Term	5
Posted Interest Rate	2.4%

Monthly Payment (Principal & Interest Payments Only)	\$1,772.01
Amortization	25 y

For Property Located at: 308, 4011 Brickstone Mews, Mississauga

*This certificate only applies to the purchase of a residential owner-occupied property meeting our lending guidelines and is subject to the following conditions being met at the time of the actual mortgage loan application: satisfactory property appraisal, satisfactory credit review by CIBC Mortgages & Lending and Genworth Financial Mortgage Insurance Company Canada/Canada Mortgage and Housing Corporation approval (if applicable).*

*Note: This certificate does not apply to refinances and equity takeouts*

Customer Signature(s):

**RATE INFORMATION**

For fixed-rate mortgage loans, your quoted rate is guaranteed not to increase provided the mortgage loan amount is fully advanced on or before the Expiry Date of this Certificate. Your interest rate will be determined on the date funds are advanced and you will receive the lower of the interest rate indicated on this Certificate and the interest rate posted for the selected mortgage loan type and term on the date funds are advanced. Interest is calculated semi-annually, not in advance.

For variable-rate mortgage loans, interest rates are based upon CIBC Prime Rate which fluctuates from time to time and, therefore, there are no rate guarantees for variable rate mortgage loans. The interest rates indicated on this Certificate simply represent the rates based upon CIBC Prime Rate in effect as at the date of the Certificate and are subject to change. Interest for variable rate mortgages is calculated daily using a simple interest formula (which is the same as calculated yearly), not in advance.