

Worksheet

Leasing

Suite: 2910 Tower: PSV Date: May 18/17 Completed by: Silvi

Mohammad Chaudhary

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 N/A
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1,695. Draft No 889699
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 57,360.
- ✓ ● Copy of Tenant's ID Rec'd May 26/17
- ✓ ● 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 (Amacon to verify)
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

(416) 830-1686

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
MOHAMMAD IQBAL CHAUDHARY (the "Purchaser")

Suite **2910** Tower **ONE** Unit **10** Level **28** (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 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 18th day of May 2017.


Witness:


Purchaser: **MOHAMMAD IQBAL CHAUDHARY**

THE UNDERSIGNED hereby accepts this offer.

DATED at _____ this _____ day of _____ 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

Agreement to Lease Residential

This Agreement to Lease dated this 10 day of May, 2017

TENANT (Lessee), ELIZABETH NICOLE JULIA CHELSEA SALCEDA
(Full legal names of all Tenants)

LANDLORD (Lessor), Mohammad Iqbal Chaudhary & Lubna Iqbal Chaudhary
(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:
#2910 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. TERM OF LEASE: The lease shall be for a term of 1 YEAR commencing June 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
Two Thousand Canadian Dollars (CDN\$ 2,000.00),
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 KINGSWAY REAL ESTATE BROKERAGE "Deposit Holder"

in the amount of Four Thousand

Canadian Dollars (CDN\$ 4,000.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

Premises to be used only for:

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input 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): NS

INITIALS OF LANDLORD(S): MIC

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7. **PARKING:** ONE

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 11:59 p.m. on the 11 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: liraymond@yahoo.com (For delivery of Documents to Landlord) Email Address: realtor.stans@gmail.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)

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):

TL

INITIALS OF LANDLORD(S):

MLC
AL



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WFRFnrms® Dec/2016

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)

(Tenant or Authorized Representative)

DATE May 10, 2017

(Witness)

(Tenant or Authorized Representative)

DATE

(Witness)

(Guarantor)

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:

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

(Witness)

(Landlord or Authorized Representative)

DATE 11-05-2017

(Witness)

(Landlord or Authorized Representative)

DATE 11-05-2017

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

(Witness)

(Spouse)

DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 9:30 a.m. on this 11 day of May, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage **KINGSWAY REAL ESTATE BROKERAGE**

Tel.No. (905) 268-1000

RAYMOND LI

(Salesperson / Broker Name)

Co-op/Tenant Brokerage **CLOUD REALTY**

Tel.No. (905) 997-6000

STANLEY SIEMIGINOWSKI

(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.

DATE 11-05-2017
DATE 11-05-2017

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.

DATE 05/11/2017
DATE

Address for Service

Tel.No. 647-457-5255

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

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

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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

TENANT (Lessee), ELIZABETH NICOLE JULIA CHELSEA SALCEDA, and

LANDLORD (Lessor), Mohammad Iqbal Chaudhary & Lubna Iqbal Chaudhary

for the lease of #2910-4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 10 day of May, 2017

Landlord agrees to provide the Tenant with Two (2) sets of keys for the premises, and Two (2) sets of fobs.

It is understood and agreed that the Landlord shall pay any mortgage payments, property taxes and condominium fees.

Tenant agrees to advance TEN (10) post-dated cheques payable to the Landlord.

Tenant and his/her guarantor are jointly and severally liable for any rental in arrears and non-payment for any cheques.

Tenant will be responsible for all minor repairs to all the fixtures and applications provided by the Landlord up to and including the first \$50.00 per repair and Landlord to pay the balance.

Tenant acknowledges that he is responsible for keeping the rented premises in a good state of cleanliness and tidy at all times and no pets and no smoking are permitted in the premises.

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his/her authorized agent.

Tenant agrees to pay the full cost of damages caused by the Tenant's wilful damage of negligence, save and except for normal tear and wear, which will be the responsibility of the Landlord.

Upon termination of lease or moving out of the premises the Tenant must restore the premises to the same condition as before tenancy commenced failing which the tenant must repair the damages at his own expense or at deduction from any deposit, except for normal wear and tear conditions.

Tenant agrees to leave all such fixtures, chattels and equipment in good working condition, subject to normal wear and tear only upon vacating the subject premises if necessary.

Landlord retains the right of inspection and to repairs inside and outside of the premises if necessary.

Tenant agrees not to assign or subject premises without the written consent of the Landlord.

Tenant covenants and agrees to abide by the rules and regulations of the Condominium Corporation as amended from time to time, and all requirements of the declaration/ or bylaws thereof.

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

INITIALS OF TENANT(S):

NA

INITIALS OF LANDLORD(S):

MIL



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

TENANT (Lessee), ELIZABETH NICOLE JULIA CHELSEA SALCEDA, and

LANDLORD (Lessor), Mohammad Iqbal Chaudhary & Lubna Iqbal Chaudhary

for the lease of #2910 -4011 BRICKSTONE MEWS Mississauga

LSB 0J7 dated the 10 day of May, 2017

Tenant agrees neither to have any business operating from the leased premises nor to place any illegal substance, toxic or chemical wastes in or on the property.

Upon acceptance of this offer by the Landlord this Agreement shall become firm and binding and shall constitute the actual lease. Tenant agrees to vacate the premises at the end of this Lease, the Landlord or the agent shall have the right to show the premises during the last SIXTY (60) days of the term of the lease, to prospective tenants or purchasers upon giving the Tenant a minimum of 24 hours prior notice (between the hours of 9am-9pm on weekdays and at the convenience of the Tenant on weekends). In the event that the Tenant is obliged to vacate the premises on or before a specified date, and the Landlord enters into a lease with a third party to rent the premises on or before the due date thereby causing the Landlord to be liable to such third party, the Tenant will (in addition to all liability for compensation to the Landlord for over-holding) indemnify the Landlord for all losses suffered thereby as a result thereof.

Landlord and Tenant hereby acknowledge that the offer, counter offer, acceptance of this offer is made through facsimile transmission and agree to treat said documents in the same manner and with the same legal effect as if the documents transmitted were original documents. The Tenant(s)/Lessee(s) certify that all information he/she has provided represents himself/herself, and are true, current, complete and accurate at the time of signing this Agreement to Lease. All and any information includes but not only, rental application, employment letter, credit report, and other personal information. If any untruthful or false information was provided, this Agreement shall become null and void, and Tenancy will be terminated. The Landlord reserves the right to evict the Tenant(s)/Lessee(s) out of the property and also reserves the right to be compensated by the Tenant

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

INITIALS OF TENANT(S): ML

INITIALS OF LANDLORD(S): MIC

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Schedule B
Agreement of Purchase and Sale

Form 105
for use in the Province of Ontario

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

BUYER, ELIZABETH NICOLE JULIA CHELSEA SALCEDA, and

SELLER, Mohammad Iqbal Chaudhary & Lubna Iqbal Chaudhary

for the property known as 4011 Brickstone Mews #2910

MISSISSAUGA dated the 10 day of MAY, 2017

The Buyer and Seller hereby acknowledge and agree that, in accordance with Section 27 of the Real Estate & Business Brokers Act 2002, Kingsway Real Estate Brokerage [hereinafter referred to as "the Brokerage"] will place the deposit from this Agreement of Purchase and Sale into the Brokerage's statutory Real Estate Trust Account at TD Canada Trust and no interest shall be earned, received or paid on the the deposit.

Buyer shall submit the deposit by certified cheque, bank draft, or money order only, payable to Kingsway Real Estate Brokerage.

The Parties acknowledge that information provided by any Real Estate Salesperson or Real Estate Brokerage shall NOT be construed as expert legal advice, tax advice, advice on zoning changes, engineering advice, or environmental advice, and parties acknowledge that the Salesperson and the brokerage have advised parties to seek independent professional advice on any of the above matters and concerns.

Unless otherwise stated in this Agreement, the Seller represents that the Property is not subject to and Local Improvement Charges, or special charges, and that the Seller has not received any notification of future changes which may affect the Property. The portion of any such charges which may be outstanding or levied in respect to the Property shall be adjusted in favour of the buyer upon completion of this transaction.

Unless otherwise stated in this Agreement, the chattels (if any) which are included in the Purchase Price are being sold in "as is" condition, without warranty.

The Buyer and Seller hereby give permission to both Real Estate Brokerages so named in this agreement to use information relating to the sale of the subject property, including the price, in future marketing materials and for the purpose of Market Evaluations.

The Brokerages named in the attached Confirmation of Co-operation and Representation represent and warrant that they have fully complied with the FINTRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

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

INITIALS OF BUYER(S):

NA

INITIALS OF SELLER(S):

MIL

Re



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Ontario

Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME/ NOM

SALCEDA,
ELIZABETH, NICOLE JULIA CHELSEA
8 103-330 PRINCESS ROYAL DR
MISSISSAUGA, ON, L5B 4P7

4d NUMBER/
NUMÉRO

S0247 - 21269 - 26110

4a ISS/ DÉL

2015/01/08

4b EXP/ EXP

2019/05/05

6 DD/ RÉF

DC1498205

16 HGT/ HAUT

163 cm

15 SEX/ SEXE

F

9 CLASS/
CATÉG

G2

12 REST/
COND

X

Nicole Salceda

3 DDMDDH 1992/11/10



Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME/ NOM

SHIM,
TRISTAN, STEPHEN, AIDAN
24 AMBLESIDE CRES
MARKHAM, ON, L3R 7S9

40 NUMBER/
NUMERO

S3467 - 75088 - 90209

48 ISS/DEL

2016/07/28

46 EXP/EXP 2021/02/09

5 DO/REF

DN6045838

16 HGT/HAUT 180 cm

15 SEX/SEXE

M

9 CLASS/
CATEG

G

12 REST/
COND

Tristan Shim
1989/02/09

BMO Bank of Montreal • Banque de Montréal

889699

100 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

DATE 20170518
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 Amazon City Centre South west development Partnership \$ 1695.00

BANK OF CANADA 1695 00

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

/100 Canadian Dollars Canadiens

Purchaser's Name/Nom de l'acheteur

PSV 2910 Lease fee

Purchaser's Address/Adresse de l'acheteur

William A. Downe

William A. Downe

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

0069520010 0494018896996 90

RECEIPT OF DEPOSIT

In the event the conditions in your agreement of purchase and sale are not satisfied & a mutual release is signed, the funds will not be returned until a full 30 days clearing period has passed with TD Canada trust.

DATE: MAY 12, 2017 TIME: 8:22 PM
RECEIVED FROM: STANLEY SIEMIGINOWSKI
AMOUNT: \$4,000 THE SUM OF: FOUR THOUSAND
DOLLARS

PAYMENT METHOD: ☐ CERTIFIED CHEQUE ☒ BANK DRAFT ☐ CHEQUE (NOT CERTIFIED) ☐ OTHER

PROPERTY ADDRESS: 4011 BRICKSTONE MEWS #2910

LISTING AGENT: RAYMOND LI

PROPERTY LISTED AS: ☒ RENTAL ☐ SALE

☐ OTHER

RECEIVED BY: PATRICIA



Stanley Siemiginowski
Sales Representative

Cell: 416-707-6438

stanley@homeandhouse.ca

www.mississaugahomesonline.com

180 Ridgeway Dr., Mississauga, ON L5L-5S7 | Business: (905) 997-6000 Fax: (905) 997-6303



Royal Bank of Canada
Banque Royale du Canada
169 ENTERPRISE BLVD, UNIT 8
MARKHAM, ON

57669244 6-516

DATE 20170512
YIA MM DJ

PAY TO THE ORDER OF KINGSWAY REAL ESTATE BROKERAGE

\$4,000.00

EXACTLY \$4,000.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISEE REQUISE POUR UN MONTANT EXCEDANT 5 000.00 \$ CANADIENS

RE-DRAFT Triatar Stephen Hiden Shim

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE SIGNATURE AUTORISEE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED - COUNTERSIGNED

Margaret Sin

DETAACH BEFORE CASHING
DEJACHER AVANT DE CASSER
FORM 16516 (05-2010)

57669244 02196003 0990135

RECEIPT OF DEPOSIT

In the event the conditions in your agreement of purchase and sale are not satisfied & a mutual release is signed, the funds will not be returned until a full 30 days clearing period has passed with TD Canada trust.

DATE: MAY 17, 2017 TIME: 6:10PM

RECEIVED FROM: AJOY JOHN

AMOUNT: \$3,250 THE SUM OF: THREE THOUSAND TWO HUNDRED & FIFTY DOLLARS

PAYMENT METHOD: ☐ CERTIFIED CHEQUE ☒ BANK DRAFT ☐ CHEQUE (NOT CERTIFIED) ☐ OTHER

PROPERTY ADDRESS: 4011 BRICKSTONE MEWS #2401 (EXCLUSIVE)

LISTING AGENT: RAYMOND LI / VERONICA LI

PROPERTY LISTED AS: ☒ RENTAL ☐ SALE

☐ OTHER

RECEIVED BY: PATRICIA



10358 (1215)

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

The Toronto-Dominion Bank

20 MILVERTON DRIVE
MISSISSAUGA, ON L5R 3G2

81637115

DATE 2017-05-17
YYYYMMDD

Transit-Serial No. 1275-81637115

Pay to the Kingsway Real Estate Brokerage In Trust
Order of

\$*****3,250.00

THREE THOUSAND TWO HUNDRED FIFTY**00/100

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

Canadian Dollars

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

Authorized Officer

Countersigned

Number

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

⑈81637115⑈ ⑆09612⑈004⑆

⑈3808⑈



May 10, 2017

TO WHOM IT MAY CONCERN:

RE: Employment Verification

This letter confirms that Ms. Elizabeth Salceda is employed permanent full-time with WestJet as a Cabin Crew Member and has been with WestJet since April 13, 2015. Ms. Salceda currently earns \$30,314.27 per annum. Ms. Salceda is paid bi-weekly by direct deposit.

Ms. Salceda is eligible to receive company profit sharing twice per year should it be distributed as well as a per diem which can be verified via paychecks and can also contribute to our Employee Share Purchase Plan up to a maximum of 20% of her gross annual income which WestJet will match dollar for dollar.

Should you require further information, please do not hesitate to contact the People Services Team at (403) 444-2388.

Yours truly,
WESTJET

A handwritten signature in blue ink, appearing to read "Cassandra Vanderkruk".

Cassandra Vanderkruk
Administrator
People Services

westjet.com

22 Aerial Place NE
Calgary, Alberta
Canada T2E 3J1
Tel: 403 444 2600



Print This Page

Close Window

Equifax Credit Report and Score™ as of 05/10/2017

Name: Elizabeth N. Salceda

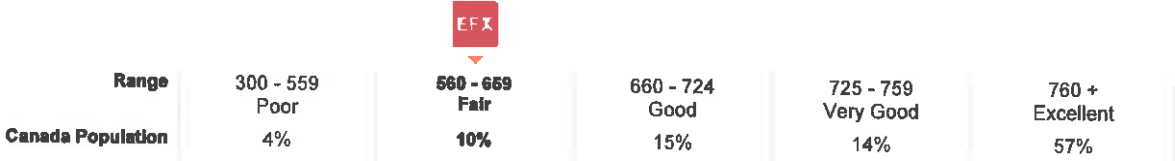
Confirmation Number: 3863849828

Credit Score Summary

616 | Fair

Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score fair. You may have challenges qualifying for credit and you may expect to pay high interest rates when you do qualify.



What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

- Number of public records within the last 2-3 years.
- Number of derogatory public records.
- Age of most recent derogatory public record.

Your Loan Risk Rating

616 | Fair

Your credit score of 616 is better than 8% of Canadian consumers.

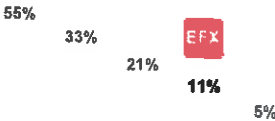
The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

The Bottom Line :

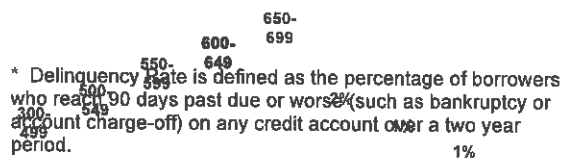
Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a high risk. You may have difficulty qualifying for conventional loans and credit cards - and when you do qualify for credit, you may be charged high interest rates. If you're in the market for credit, this is what you might expect:

- You may have difficulty qualifying for credit cards.
- When you do qualify for a loan, you may pay very high interest rates.
- The loan terms you receive may be very restrictive and include low credit limits.

Delinquency Rates*



It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.



* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

CREDIT REPORT

Personal Information

Personal Data

Name: ELIZABETH N SALCEDA
SIN:
Date of Birth: 1992-11-XX

Other Names:

Also Known as: NICOLE SALCEDA XX

Current Address

Address: 46 PHIPPS ST
FORT ERIE, ON

Date Reported: 2014-02 2011-07 2012-02

Previous Address

Address: 330 PRINCESS ROYAL DR #103
MISSISSAUGA, ON

Date Reported: 2014-02 2011-07 2012-02

Current Employment

Employer: WEST JET

Occupation: FLIGHT STERWARDESS

Previous Employment

Employer:	DIGITAL XRAY AND ULTRASOUND C
Occupation:	
Employer:	VICTORIA SECRET
Occupation:	

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

ROYAL BANK OF CANADA

Phone Number: (800)769-2511

High Credit/Credit Limit: \$25,450.00

Account Number: XXX...001
Association to Account: Individual
Type of Account: Installment
Date Opened: 2014-06
Status: Paid as agreed and up to date
Months Reviewed: 35
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Bi-weekly payments

Payment Amount: \$161.00
Balance: \$15,850.00
Past Due: \$0.00
Date of Last Activity: 2017-04
Date Reported: 2017-04

CDA STUDENT LOANS PR

Phone Number: (888)815-4514
Account Number: XXX...480
Association to Account: Individual
Type of Account: Installment
Date Opened: 2010-09
Status: Paid as agreed and up to date
Months Reviewed: 72
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Student loan
Monthly payments

High Credit/Credit Limit: \$20,111.00
Payment Amount: \$227.00
Balance: \$15,471.00
Past Due: \$0.00
Date of Last Activity: 2017-05
Date Reported: 2017-05

MERCEDES BENZ FINSER

Phone Number: (888)532-7362
Account Number: XXX...001
Association to Account: Joint
Type of Account: Installment
Date Opened: 2015-12
Status: Paid as agreed and up to date
Months Reviewed: 13
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Auto
Monthly payments

High Credit/Credit Limit: \$45,605.00
Payment Amount: \$817.00
Balance: \$34,081.00
Past Due: \$0.00
Date of Last Activity:
Date Reported: 2017-04

BANK OF MONTREAL M C

Phone Number: (800)263-2263
Account Number: XXX...756
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2011-03
Status: Paid as agreed and up to date
Months Reviewed: 72
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments
Amount in h/c column is credit limit

High Credit/Credit Limit: \$4,500.00
Payment Amount: \$48.00
Balance: \$766.00
Past Due: \$0.00
Date of Last Activity: 2017-04
Date Reported: 2017-04

BMO 0430

Phone Number:	(905)279-6530	High Credit/Credit Limit:	\$169,000.00
Account Number:	XXX...884	Payment Amount:	\$766.00
Association to Account:	Individual	Balance:	\$152,000.00
Type of Account:	Mortgage	Past Due:	\$0.00
Date Opened:	2014-01	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	40		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	.		
Comments:	Mortgage Monthly payments		

* This item is not displayed to all credit grantors. It does not impact your credit score as returned on this report; however some lenders may use a different score where it is factored in to the scoring algorithm.

ROYAL BANK MC

Phone Number:	(800)769-2511	High Credit/Credit Limit:	\$1,000.00
Account Number:	XXX...367	Payment Amount:	\$95.00
Association to Account:	Individual	Balance:	\$1,042.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2012-02	Date of Last Activity:	2017-04
Status:	Paid as agreed and up to date	Date Reported:	2017-04
Months Reviewed:	63		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

KODO MOBILE

Phone Number:	(866)995-6636	High Credit/Credit Limit:	\$688.00
Account Number:	XXX...133	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2014-10	Date of Last Activity:	2016-02
Status:	Paid as agreed and up to date	Date Reported:	2016-08
Months Reviewed:	22		
Payment History:	03 payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	One payment past due (2016-01) One payment past due (2015-07) One payment past due (2015-05)		
Comments:	Account Closed Monthly payments		

CIBC CARD SERVICES

Phone Number:	Not Available	High Credit/Credit Limit:	\$5,500.00
Account Number:	XXX...287	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2012-02	Date of Last Activity:	2014-03
Status:	Paid as agreed and up to date	Date Reported:	2015-05
Months Reviewed:	39		

Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:

Comments: Closed at consumer request
Monthly payments

ROGERS COMMUNICATION

Phone Number:	(877)764-3772	High Credit/Credit Limit:	
Account Number:	XXX...713	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2011-10	Date of Last Activity:	2014-12
Status:	Paid as agreed and up to date	Date Reported:	2015-01
Months Reviewed:	39		
Payment History:	01 payments 30 days late 01 payments 60 days late No payment 90 days late		
Prior Paying History:	Two payments past due (2014-12) One payment past due (2014-11)		
Comments:	Closed by credit grantor Account paid		

CIBC

Phone Number:	(416)785-3233	High Credit/Credit Limit:	
Account Number:	XXX...440	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Installment	Past Due:	Not Available
Date Opened:	2014-03	Date of Last Activity:	2014-05
Status:	Bad debt, collection account or unable to locate	Date Reported:	2014-12
Months Reviewed:			
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Monthly payments		

PRESIDENTS CHOICE MC

Phone Number:	(866)246-7262	High Credit/Credit Limit:	\$2,000.00
Account Number:	XXX...451	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	Not Available
Date Opened:	2013-09	Date of Last Activity:	2014-01
Status:	Paid as agreed and up to date	Date Reported:	2014-04
Months Reviewed:	07		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Monthly payments		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3908

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

Legal Item

Date Filed:	2015-05	Legal Item Status:
Case Number:	SC180415	Date Verified:
Court Name:	SCC BARRIE	Satisfied Date:
Amount:	\$1,270.00	Lawyer:
Plaintiff:	CASH MONEY CHEQUE GINC	
Defendant:	S	
Comments:	Disposition unknown	

Secured Loans

Court Name:	MINISTRY GOVT SERV	Date Filed:	2016-01
Industry Class:		Creditor's Name and Amount:	713137401 MERCEDES-BENZ FINANCIAL SERVICES CAN
Maturity Date:	2020-12		
Comments:	Security Deposit Unknown		

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

4168153 CBV ACQ D MONEY MAR LPD 0117

Date Assigned:	2015-12	Account Number:	01151454536
Collection Agency:	CBV COLLECTION SERV	Reason:	Paid
Amount:	\$135.00	BalanceAmount:	\$0.00
Date of Last Payment:	2014-07	Date Paid:	2017-03
Date Verified:			
Comments:			

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2017-03-21	UMFS (905)787-9100
2017-03-13	FIRST NATL FIN (416)593-1100
2016-03-30	MORTGAGE ALLIANCE CO (416)499-5454
2015-12-23	MERCEDES BENZ FINSER (888)532-7362
2015-11-10	CAPITAL ONE HBC MC (800)481-3239
2015-09-18	GFS ONTARIO INC (800)667-8920
2015-09-02	TDCT (866)222-3456
2015-06-10	CASH MONEY CHEQUE (905)219-1502
2015-04-10	TDCT (866)222-3456
2014-10-17	KOODO MOBILE (416)279-7844
2014-07-28	CAPONE BANK (800)481-3239
2014-06-30	SYFC (800)388-3291
2014-05-16	SCOTIABANK (416)288-1460
2014-05-16	VW CR (514)332-4333
2015-09-30	INTLUSA 416ZB01397 DATAFAX

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2017-03-28	AV FDR (800)763-3328
2017-03-09	TDCT (866)222-3456
2017-02-14	BANK OF MONTREAL (877)304-4121
2017-01-04	CANADA CUSTOMS (866)291-6347
2016-12-21	CBV COLLECTION SERV (604)687-4559
2016-11-10	PAYMENTECH CANADA (416)940-6344
2016-09-21	AUTH BORROWELL INC (416)800-0950
2016-08-08	GCQ CANADA INC (450)477-8944
2016-05-18	CERTAS (800)794-0008
2015-03-12	CERTAS (800)794-0008
2015-03-07	AUTH FIRST ADVANTAGE (416)961-1611
2014-07-28	AUTH CAP ONE (800)481-3239
2016-05-20	INTLUSA 401IG03841 STATE FARM

How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.





TENANT(S) REGISTRATION FORM

It is important that management is always updated with your information for correspondence and emergency purposes. Please take the time to fill in the registration form and return to the Management Office. Rest assured that all information is held in the strictest confidentiality.

SUITE INFORMATION

Date: 12/12, 2017 Corporation Name: PSV 2 at parkside Village
Suite: 2910 401132102500 H # 2910
Parking(s): _____ Locker(s): _____
Fob #: _____ Fob #: _____
Fob #: _____ Fob #: _____
Primary Tenant Name: _____
Lease Start Date: _____ Lease End Date: _____

RESIDENT INFORMATION

- Name: TRISTAN SHIM Home Phone No.: _____
Cell/Work: 416 535 7686 Email: SHIM.TRISTAN @ GMAIL.COM
- Name: ELIZABETH NICOLE SALCEDA Child ☐
Cell/Work: 647 457 5255 Email: ENSALCED @GMAIL.COM
- Name: _____ Child ☐
Cell/Work: _____ Email: _____
- Name: _____ Child ☐
Cell/Work: _____ Email: _____
- Name: _____ Child ☐
Cell/Work: _____ Email: _____

TRISTAN SHIM

Print Name

Tristan

Tenant's Signature

INTERCOM DIRECTORY

Display Name: TRISTAN SHIM

Phone No.: 416 875 7686
647 957 5255

VEHICLE INFORMATION

Parking No & Level.: _____ Make/Color/Licence No. BLACK HONDA ACCORD BURW 645
Parking No & Level.: _____ Make/Color/Licence No. WHITE VW JETTA BTYC 672
Parking No & Level.: _____ Make/Color/Licence No. _____

EMERGENCY CONTACT

Name: JACQUELINE CHANG Relationship: MOTHER

Home No: _____ Work No: _____ Cell No.: 416 930 8365

Name: CHRIS SHIM Relationship: SISTER

Home No: _____ Work No: _____ Cell No.: 647 893 1846

TENANTS' ACKNOWLEDGEMENT

I hereby acknowledge and agree that I, the members of my household, and my guests, invitees, licensees, from time to time, will in using the unit rented by me, and the common elements, comply with the provisions of the "CONDOMINIUM ACT", the Declaration, By-laws, Management Agreement, service agreements, and other agreements, and all rules and regulations of the Condominium Corporation (the Rules), during the term of the Tenancy Agreement and my tenancy, and will be subject to the same duties imposed by the Rules as if I were a unit owner, except for the payment of common expenses, unless otherwise provided by the Condominium Act and any amendments thereto.

WITNESS WHEREOF, this _____ day of _____,

In the City of _____

Print Name

Tenant's Signature