Check List for Leasing

Tower: PSV2 Unit: 1203 Date Requested: Feb 1st, 2017

Purchasers Name: QiLi & Suang Yang

	Items Required for Leasing a Unit	Completed	Date
1	Executed copy of the Leasing Amendment giving Consent *the % of deposit & Leasing fee must be confirmed (% 25 Leasing fee $ 1000 + HST	✓	
2	Copy of Leasing Agreement	✓	
3	Certified Cheque for Balance of Deposit bring total deposit to required amount as per the Leasing Amendment on Occupancy payable to **"Blaney McMurtry LLP in Trust"** **Amount require ($** 57 980 **)**	copy Received By Parkside Village	
4	Certified Check for the Leasing Fee (+ HST) made payable to **"Amacon Development (City Centre) Corp"** **Amount require ($** 1130.00**)**	Copy & Cheque	
5	Copy of ID – Tenant	✓	
6	Copy of Bank's Mortgage Commitment for Original Purchaser (Landlord)	✓	
7	Copy of Proof of 1st and Last Rental Deposits	✓	
8	Credit Check Report / Financial Record of Tenant	✓	

Emailed to Amacon - March 7, 2017

PSV2

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

QI LI and SHUANG YANG (the **"Purchaser"**)

Suite **1203** Tower **TWO** Unit **3** Level **12** (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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee 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 sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;

(e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Dollars ($1,000.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 22 day of Jan **2016.**

Witness: ____________________ Purchaser: **QI LI**

Witness: ____________________ Purchaser: **SHUANG YANG**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 22 day of January **2016.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

masql_308.rpt 26sep16

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 15th day of February, 2017

TENANT (Lessee), Celina Kaur Resendes Dhanjal
(Full legal names of all Tenants)

LANDLORD (Lessor), Qi Li and Shuang Yang
(Full legal name of Landlord)

ADDRESS OF LANDLORD Suite 1203 - 510 Curran Place Mississauga ON L5B 0J8
(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:
Suite 1203 - 510 Curran Place Mississauga ON L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing March 15, 2017

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of One Thousand Six Hundred Ten Canadian Dollars (CDN$ 1,610.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers Upon Acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE "Deposit Holder"
in the amount of Three Thousand Two Hundred Twenty
Canadian Dollars (CDN$ 3,220.00) 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: Single Family Residence

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	☒	☐	Cable TV	☐	☒
Oil	☐	☐	Condominium/Cooperative fees	☒	☐
Electricity	☐	☒	Garbage Removal	☐	☐
Hot water heater rental	☐	☐	Other: Phone	☐	☒
Water and Sewerage Charges	☒	☐	Other: Internet	☐	☒

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): CD **INITIALS OF LANDLORD(S):** YS, QL

7. **PARKING:** 1 Underground Parking Spot is Included

8. **ADDITIONAL TERMS:** 1 Locker (owned) also Included

OD

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 11:00 ~~a.m.~~/p.m. on the 16th day of February, 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.: (905) 286-5271 (For delivery of Documents to Landlord) FAX No.: (905) 366-8101 (For delivery of Documents to Tenant)

Email Address: lukaroska@gmail.com (For delivery of Documents to Landlord) Email Address: rajazeeshankhurshid@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): CQ **INITIALS OF LANDLORD(S):** VS, AL

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)	(Seal)	DATE Feb 15/17
(Witness)	(Tenant or Authorized Representative)	(Seal)	DATE
(Witness)	(Guarantor)	(Seal)	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)	(Seal)	DATE Feb16/17
(Witness)	(Landlord or Authorized Representative)	(Seal)	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)	(Seal)	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 .... a.m./p.m. this .... day of ...., 20..........

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION, BROKERAGE Tel.No.(416) 733-7784

DRAGANA NESTOROVSKI
(Salesperson / Broker Name)

Co-op/Tenant Brokerage Century 21 People's Choice Realty Inc. Tel.No.(905) 366-8100

Raja Zeeshan Khurshid
(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.	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 Feb 16/17	(Tenant) DATE
(Landlord) DATE Feb16/17	(Tenant) DATE
Address for Service Suite 1203- 510 Curran Place Mississa. Mississauga, Ontario Tel.No.(416) 733-7784	Address for Service 103-120 Matheson Blvd. East L4Z1X1 Mississauga, Ontario Tel.No.(905) 366-8100
Landlord's Lawyer	Tenant's Lawyer
Address	Address
Email	Email
(..........) Tel.No. (..........) FAX No.	(..........) 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)

OREA Ontario Real Estate Association

Form 401
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), Celina Kaur Resendes Dhanjal, and

LANDLORD (Lessor), Qi Li and Shuang Yang

for the lease of Suite 1203- 510 Curran Place Mississauga ON L5B 0J8

dated the 15th day of February, 2017

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

Tenant agrees to pay the cost of Hydro 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 services have been transferred to the Tenant's name.

Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property. Tenant shall acquire adequate liability insurance and sufficient property insurance and show evidence of such insurances to the Landlord prior to commencement of the lease.

Tenant has to give 10 post dated cheques. The tenant agrees to pay the Landlord for the charges paid to the bank, plus an administrative cost of Fifty dollars ($50.00) in the event that any rent cheques are returned NSF. The tenant agrees to provide a certified replacement cheque for the monthly rent plus the additional fees within one (1) business day of such occurrence.

The following appliances belonging to the Landlord are to remain on the premises for the tenant's use: Fridge, Stove, Built-in-Dishwasher, Washer and Dryer.

Landlord represents and warrants that the appliances listed in this Agreement to Lease will be in good 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.

Landlord may enter the suite to make periodic inspections or repairs with a minimum of twenty-four (24) hours notice.

The tenant agrees that the use of this property is for personal use only and is not to be operated as a business or short-term stay rental property by the Tenant.

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

Tenant agrees not to make any decorating or structural changes to the premises without the express written consent of the Landlord.

Tenant agrees that no smoking of cigarettes, pipes or cigars shall take place within the premises.

Continued on next page...

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

INITIALS OF TENANTS: CKD INITIALS OF LANDLORD(S): QL

OREA Ontario Real Estate Association

Form 401
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), Celina Kaur Resendes Dhanjal, and

LANDLORD (Lessor), Qi Li and Shuang Yang

for the lease of Suite 1203- 510 Curran Place Mississauga ON L5B 0J8

dated the 15th day of February, 20 17

Tenant, if not default hereunder, shall have the option, by written notice, given to the Landlord at least sixty-ne (61) days before the end of the lease, to renew the lease for a further one (1) year term.

Tenant agrees to allow the Landlord or the Landlord' agent to show the property within the last thirty (30) days of the lease term, during all reasonable hours, to prospective Purchasers or Tenants, after giving the Tenant at least twenty-four (24) hours notice of such showings.

Tenant further agrees to reimburse the Landlord for any monies he may be obliged to spend to restore the property to the state it was in prior to the Tenant moving in save and except normal wear and tear.

Landlord has the right to inspect the premises for damages prior to the tenant vacating the premises upon termination or end of lease.

Damages, repairs, pre-existing conditions (in case the unit is not clean. Carpets are not shampooed; if applicable), (oil stains are seen in parking etc.) shall be reported to the Landlord in writing/email within seven (7) days from date of moving in. After this period, Tenant will be fully responsible for condition of above unit, parking and locker, if applicable. Normal wear and tear is always exempted.

Landlord agrees to handover the unit professionally cleaned including carpet shampooing (where applicable). At the end of the lease term, Tenant agrees to provide vacant possession of the premises and locker (where applicable), handover the unit professionally cleaned including carpet shampooing (where applicable).

Landlord will provide the Tenant with at least one (1) set of main door, Suite key, locker key and mail box key, including one (1) Fob for access to building and amenities at the commencement of the Lease. The Tenant shall be responsible for the replacement of any lost or damaged keys or Fob(s) at their own cost.

Tenant agrees and understands that this building is still not fully occupied and some construction work might still be on going in the building and the amenities are presently not open at this building.

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

INITIALS OF TENANTS: CKD INITIALS OF LANDLORD(S): QL

OREA Ontario Real Estate Association

Form 320
for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto Real Estate Board

BUYER: Celina Kaur Resendes Dhanjal

SELLER: Qi Li and Shuang Yang

For the transaction on the property known as: Suite 1203- 510 Curran Place Mississauga ON L5B 0J8

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

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

1. LISTING BROKERAGE

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

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

2) [ ] The Listing Brokerage is providing Customer Service to the Buyer.

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

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

[ ] The Brokerage .... (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid

[ ] by the Seller in accordance with a Seller Customer Service Agreement

or: [ ] by the Buyer directly

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

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

BUYER	CO-OPERATING/BUYER BROKERAGE	SELLER	LISTING BROKERAGE
CKD	R2K	QL	

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

CO-OPERATING BROKERAGE- REPRESENTATION:

a) [x] 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) [x] The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property 1/2 Month's Rent + HST to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)

b) [ ] The Co-operating Brokerage will be paid as follows:

....

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

....

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

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

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

Century 21 People's Choice Realty Inc. (Name of Co-operating/Buyer Brokerage)	ORION REALTY CORPORATION, BROKERAGE (Name of Listing Brokerage)
120 Matheson Blvd, Mississauga, ON L4Z 1X1	200-465 Burnhamthorpe Rd W Mississauga L5B0E3
Tel.: (905) 366-8100 Fax: 905-366-8101	Tel.: (416) 733-7784 Fax: (905) 286-5271
[signature] Date: 15 Feb. 2017 (Authorized to bind the Co-operating/Buyer Brokerage)	Date: .... (Authorized to bind the Listing Brokerage)
Raja Zeeshan Khurshid (Print Name of Broker/Salesperson Representative of the Brokerage)	DRAGANA NESTOROVSKI (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
	[initials]

ACKNOWLEDGEMENT

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

[signature] (Signature of Buyer)	Date: Feb 15/17	(Signature of Seller)	Date: ....
(Signature of Buyer)	Date:	(Signature of Seller)	Date: ....

BMO Bank of Montreal · Banque de Montréal

CANADIAN $ DRAFT / TRAITE EN DOLLARS CANADIENS

480461

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

CTI

DATE 20170208
Y/A M/M D/J

Pay to the order of / Payez à l'ordre de Blaney McMurtry LLP in Trust $ 57,980.00

BANK OF MONTREAL CAD 57980.00 /100 Canadian Dollars Canadiens

for Bank of Montreal/pour la Banque de Montréal

Shuang Yang for PSV2-1203
Name of remitter / Nom de l'expéditeur

3302 - 220 Burnhamthope Rd W.
Mississauga. ON.
Address of remitter / Adresse de l'expéditeur

Signing Officer / Signataire

Signing Officer / Signataire

Prod 1048815 - Form 551 BL (05/14)

⑆06952⑈001⑆ 04940248046 12⑈ 90

Received 2/8/17

873 BL
(05/07)
$CAN

Important - Complete the Money Order promptly with the date and name of payee. Detach this stub and retain record copy.
Important - Veuillez compléter le Mandat promptement en y inscrivant la date et le nom du bénéficiaire. Veuillez détacher ce talon et conserver la copie pour vos dossiers.

126769

Prod. 1065412 - Form 873 BL (05/07)

BMO Bank of Montreal · Banque de Montréal

984669

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

DATE 2017 02 08
Y/A M/M D/J

CTI

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

Pay to the order of / Payez à l'ordre de: Amacon Development (city centre corp) $ 1130.00

BANK OF MONTREAL CAD II30 00 /100 Canadian Dollars Canadiens

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

Purchaser's Name/Nom de l'acheteur

Purchaser's Address/Adresse de l'acheteur

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

⑆06952⑈001⑆ 04940198466951⑈ 90

Received by Dragana
March 7, 2017

Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/NOM
SIDHU
ARANDEEP SINGH
8 178 FIRGLEN RIDGE
WOODBRIDGE, ON, L4L 1N4

4d NUMBER/
NUMÉRO S4132 - 05689 - 10405

4a ISS/DÉL 2016/03/24 4b EXP/EXP 2021/06/13

5 DD/REF DL1375251 16 HGT/HAUT 185 cm

15 SEX/SEXE M

9 CLASS/
CATÉG. G2

12 REST/
COND. X

3 DOB/DDN 1991/04/05


Ontario
Driver's Licence
Permis de conduire
ON

PRELIMINARY MORTGAGE APPROVAL NOTICE

BMO Bank of Montreal

SQUARE ONE SHOPPING CENTRE
100 CITY CENTRE DRIVE
MISSISSAUGA
ONTARIO L5B 2C9

Date 10/03/2016

SHUANG YANG
QI LI
3302-220 BURNHAMTHORPE RD.
MISSISSAUGA, ONTARIO
L5B 4N4

JASON
416-508-~~8128~~ 8126

Mortgage Loan No.:

Application No.: 98162761308170

We are pleased to advise approval[1] of your request for a mortgage on the following property:

1203-510 CURRENT PL. MISSISSAUGA ON L5B 2C9

Loan details are as follows:

Total Loan Amount:	$ 231,920.00	Term of the Loan:	5 years
Default Insurance Premium:	$ 0.00	Amortization period:	30 years
Instalment (principal and interest):	$ 1,215.67	Kind of Term: [5]	Closed
Posted Fixed Interest Rate: [2]	4.840 % per year	Payment Frequency:	every month
Your Discount: [3]	0.000 %		
~~Your Fixed Interest Rate:~~ [4]	4.840 % ~~per year~~		

Rate Guarantee Start Date: 10/02/2016 Rate Guarantee Expiry Date: 01/06/2017

Date funds are to be advanced: 01/06/2017

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is 4.84 %.
The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:
(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

This preliminary approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.
- __________
- __________
- __________
- __________
- __________

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you "*Our Commitment to Lend and Disclosure Statement*" specifying the terms of your mortgage and all closing conditions.[6]

Thank you for your mortgage business.

Signature

Ramya Thayaal
Relationship Manager/Financial Services Manager

(905) 277-0094
Telephone No.

[1] This replaces any Preliminary Mortgage Approval Notices previously provided to you.

[2] This is the Bank's posted interest rate for the type of mortgage product you have selected, effective on the date of your interest rate guarantee. The interest rate is calculated half-yearly, not in advance.

[3] This is the discount applied to the Bank's posted interest rate at the time of your new mortgage request, for the type of mortgage product you have selected. The interest rate guarantee may reduce the amount of the discount because the discount is calculated based on the posted rate shown above.

[4] Your interest rate is calculated half-yearly not in advance. Your fixed interest rate is guaranteed from the Rate Guarantee Start Date to the Rate Guarantee Expiry Date (the "rate guarantee period"), if we make the loan within the rate guarantee period. However, we will set a new rate guarantee period if (a) you and we agree to a different type of mortgage product, or (b) your rate guarantee period is longer than 90 days and you change the date funds are to be advanced to a new date that is more than 90 days after the Rate Guarantee Start Date.

[5] An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at www.bmo.com to learn more about prepaying your mortgage.

[6] By this time, an appraisal would have been completed and the applicable fee would be payable by you, even in the event where we do not make the loan.

The Toronto-Dominion Bank 79550247

5731 HIGHWAY 7 UNIT 26
WOODBRIDGE, ON L4L 4Y9

DATE 2017-02-17
YYYYMMDD

Transit-Serial No. 1885-79550247

Pay to the Order of ORION REALTY CORPORATION BROKERAGE $ ******3,220.00

THREE THOUSAND TWO HUNDRED TWENTY*******************************00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re 1203-510 Curion place Deposit

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

Authorized Officer Number

Countersigned

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

⑈79550247⑈ ⑆09612⑉004⑆ ⑈3808⑈

Century 21 People's Choice Realty Inc. Brokerage RAJA

Zeeshan Khurshid
Sales Representative

Dir:647-745-3707
120 Matheson Blvd. East, Unit 103
Mississauga ON L4Z 1X1
Off: 905-366-8100 | Fax: 905-366-8101
Email: rajazeeshankhurshid@gmail.com

FIRST & LAST MONTH RENT

Welcome, Celina | Sign Out

Francais | Back to Equifax.ca | Customer Service | Search the FAQs

Dashboard Alerts Scores Reports

My Account | Print this page

Credit Score Summary

Equifax

691

As of 02/13/2017
GOOD

Score Range by Canadian Population %

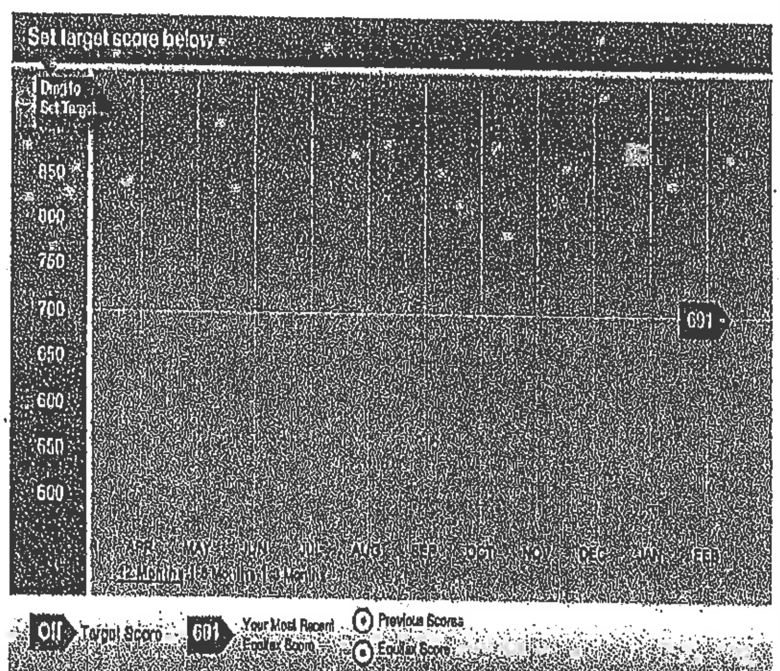
	300–560	560–660	660–725	725–760	760–900
	Poor	Fair	Good	Very Good	Excellent
Canada Population	4%	10%	15%	14%	57%

Your score of 691 is better than 21 % of Canadian consumers.

See previous score(s)

View Score Details | Update Score | How lenders see you

Score Trending



Your Product

Equifax Credit Score™

View product details +

100% of product features are enabled.

Your Features

Limited Reports

Click on the icons above to learn more about your features.

Need Assistance? 1-877-493-8785

Your Upgrade Options

Equifax Complete™ Advantage Plan

Product Features

Alerts Monitoring Unlimited Reports

Click on the icons above to learn more about these individual features.

Click here to upgrade

1/3

Message Center

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

EQUIFAX

Print this Page Close Window

Equifax Credit Report for Celina kaur res Dhanjal

As of: 02/13/2017
Available until: 03/15/2017
Confirmation #: 3925676763

Report Does Not Update

Personal Information

Personal Data

Name:	CELINA KAUR RES DHANJAL
SIN:	
Date of Birth:	1994-01-XX

Current Address

Address:	1548 WARLAND RD OAKVILLE, ON
Date Reported:	2012-07 2012-01

Previous Address

Address:	3908 JANICE DR MISSISSAUGA, ON
Date Reported:	2012-07 2012-01

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.

BANK OF MONTREAL M C

Phone Number:	(800)263-2263	High Credit/Credit Limit:	$2,000.00
Account Number:	XXX...910	Payment Amount:	$38.00
Association to Account:	Individual	Balance:	$1,909.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2012-07	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	55		
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		

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	$1,500.00
Account Number:	XXX...910	Payment Amount:	$30.00
Association to Account:	Individual	Balance:	$1,236.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2014-11	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-01
Months Reviewed:	26		
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		

ROGERS COMMUNICATION

Phone Number:	(877)764-3772	High Credit/Credit Limit:	
Account Number:	XXX...132	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$562.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2012-01	Date of Last Activity:	2017-01
Status:	Paid as agreed and up to date	Date Reported:	2017-01
Months Reviewed:	61		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	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 Counselling

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.)

No Public Record information on file

Collection Accounts

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

No Collections information on file

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.

2016-05-04	ACCES CREDIT (450)477-4484
2015-10-06	ACCES CREDIT (450)477-4484

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.

2017-02-13	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-01-10	TDCT (866)222-3456
2016-12-29	BANK OF MONTREAL (877)304-4121
2016-05-04	AUTH GARDA (514)281-2811
2016-04-09	AUTH ECONSUMER REQUE (Phone Number Not Available)
2016-04-09	EQUIFAX PERSONAL SOL (800)871-3250
2016-04-07	SECURITY NATL INS CO (866)454-8910
2015-10-02	AUTH.GARDA (514)281-2811
2015-07-12	BEST BUY CANADA (250)472-2326

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.