

Check List for Leasing

Tower: PSV 2 Unit: 707 Date Requested: Jan 16, 2017

Purchasers Name: Stephanie A. Filipovic

	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 (% <u>25</u> Leasing fee \$ <u>1500 + HST</u>)	* ✓	Jan 16, 2017
2	Copy of Leasing Agreement	* ✓	Feb 1 st , 2017
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 (\$ <u>42,475.00</u>)	Regular cheque to be replaced ✓ *	Feb 1 st , 2017
4	Certified Check for the Leasing Fee (+ HST) made payable to "Amacon Development (City Centre) Corp" Amount require (\$ <u>1695.00</u>)	✓ *	Feb 1 st , 2017
5	Copy of ID – Tenant	✓ *	Feb 1 st , 2017
6	Copy of Bank's Mortgage Commitment for Original Purchaser (Landlord)	with sales office * ✓	Feb 2 nd , 2017
7	Copy of Proof of 1 st and Last Rental Deposits	* ✓	Feb 1 st , 2017
8	Credit Check Report / Financial Record of Tenant	* ✓	Jan 31, 2017

★

Rec'd
Feb 2.17

PSVZ

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

STEPHANIE A. FILIPOVIC (the "Purchaser")

Suite 707 Tower TWO Unit 7 Level 7 (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.

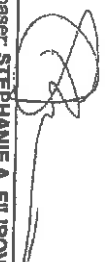
ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 14th day of January 2014

Witness:



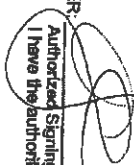
Purchaser: STEPHANIE A. FILIPOVIC

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 12 day of January 2014.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER


Authorized Signing Officer
I have the authority to bind the Corporation

Dragana Nestorovski

From: Andrea Alsip <AAlsip@lfeatparkside.com>
Sent: Thursday, January 19, 2017 7:30 PM
To: Dragana Nestorovski
Subject: Fwd: Request for leasing approval 707 PSV2
Attachments: image001.jpg; image002.png; image003.png; image004.png

Approved to list on MLS!

ANDREA ALSIP COTNAM
SITE MANAGER

PARKSIDE VILLAGE
465 BURNHAMTHORPE RD W.
MISSISSAUGA, ON L5B 0E3
T. 905.273.9333 | F. 905.273.7772
LIFEATPARKSIDE.COM

Begin forwarded message:

From: Stephanie Babineau <sbabineau@amacon.com>
Date: January 19, 2017 at 6:48:18 PM EST
To: Andrea Alsip <AAlsip@lfeatparkside.com>
Subject: RE: Request for leasing approval 707 PSV2

Yes, go ahead

From: Andrea Alsip [<mailto:AAlsip@lfeatparkside.com>]
Sent: Thursday, January 19, 2017 3:47 PM
To: Stephanie Babineau <sbabineau@amacon.com>
Subject: FW: Request for leasing approval 707 PSV2

Stephanie,

Please confirm that Dragana Nestorovski at Orion can list this unit on MLS.

I would like to inform Dragana as soon as possible

Thank you,

ANDREA ALSIP COTNAM
SITE MANAGER



465 BURNHAMTHORPE ROAD WEST

OREA Ontario Real Estate Association
Form 801 Offer Summary Document
 For use with Agreement of Purchase and Sale
 for use in the Province of Ontario
 Toronto Real Estate Board

For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.
REAL PROPERTY ADDRESS: 510 Curran Pl 707 Mississauga L5B 0J8 [the "property"]
 [municipal address and/or legal description]

for an Agreement of Purchase and Sale dated: the 30 day of January, 2017 [offer]

This offer was submitted by: **BROKERAGE: WEST-100 METRO VIEW REALTY LTD.**

SALES REPRESENTATIVE/BROKER: MICHAEL GWIAZDA

I/We, **Sidney Oloboeze**, have signed on offer for the property,

Sidney Oloboeze [Signature]
 Name of Buyer(s) 1/30/2017 Dated Buyer signature Dated
 120/8874 HURON PM EST

This offer was submitted, by email to the Listing Brokerage at 2 a.m./p.m. on the 30 day of January, 2017
 [by fax, by email or in person]

January, 2017 Irrevocable until 11:59 p.m. on the 31 day of January, 2017

(For Buyer counter offer - complete the following)

I/We, **Sidney Oloboeze**, have signed on offer for the property,

Sidney Oloboeze [Signature]
 Name of Buyer(s) 1/31/2017 Dated Buyer signature Dated
 120/8874 HURON PM EST

An offer was submitted, by email to the Listing Brokerage of 2 a.m./p.m. on the 31 day of January, 2017
 [by fax, by email or in person]

January, 2017 Irrevocable until 10 a.m./p.m. on the 1 day of February, 2017

For Listing Brokerage receiving the offer:

SELLER(S): Stephanie Ann Filipovic-Grassa

SELLER(S) CONTACT: Stephanie Filipovic @ live.com / 647-385-7377
 [fax, phone / email / text]

LISTING BROKERAGE: Orion Realty Corporation Brokerage

SALES REPRESENTATIVE/BROKER: DRAGANA Nestorovski

This offer was received, by email to the Listing Brokerage of 9:54 a.m. on the 31st day of January, 2017
 [by fax, by email or in person]

This offer was presented, by email to the Seller(s) at 10:39 a.m. on the 31st day of January, 2017
 [by fax, by email or in person]

Offer was: ☐ Accepted ☒ Signed Back/Countered ☐ Expired/Declined

Comments:

[B] The trademarks REALTOR®, REALTORSES and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. © 2017, Ontario Real Estate Association, "OREA". All rights reserved. This form was developed by CREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited without prior written consent of CREA. Do not alter, when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

OREA Ontario Real Estate Association
Form 320 Confirmation of Co-operation and Representation
for use in the Province of Ontario
Toronto Real Estate Board

BUYER: Sidney Olaboeze

SELLER: Stephanie Ann Filipovic-Grassa

For the transaction on the property known as: 510 Curran Pl 707

Mississauga

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 include other remuneration.

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

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

1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
- 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and equally protect the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
 - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
 - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the Buyer;
 - Information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
 - The price the Buyer should offer or the price the Seller should accept;
 - And, the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

- ☐ The Brokerage (does/does not) represent the Buyer and the property is notified 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 

CO-OPERATING/BUYER BROKERAGE

SELLER 

LISTING BROKERAGE 

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

© 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction of its members only. Any other use, reproduction, prohibition, or other action without the express written consent of OREA is prohibited. Where necessary, the appropriate provisions of the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations shall be included in the form. The form is subject to change without notice. The form is subject to change without notice. The form is subject to change without notice.

3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.
CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® Information for the property
1/2 MONTH RENT + HST
(Commission As Indicated in MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trust 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)

WEST-100 METRO VIEW REALTY LTD.
(Name of Co-operating/Buyer Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

Tel. (905) 238-8336 Fax: (905) 238-0020

Authenticated

Michael Guizard
(Authorized to bind the Co-operating/Buyer Brokerage)
1/29/2017 10:50:45 PM EST

MICHAEL GWIAZDA

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

ORION REALTY CORPORATION BROKERAGE
(Name of Listing Brokerage)

200-465 Burnhamthorpe Rd W MISSISSAUGA

Tel. 416-733-7784 Fax: 905-286-5271

Mestorowski
(Authorized to bind the Listing Brokerage)
Date: Jan 31st 2017

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

ACKNOWLEDGEMENT

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

Authenticated

1/30/2017 1:00:52 PM EST
(Signature of Buyer)

Date: 1/30/2017

(Signature of Seller)

Date: 01/30/2017

(Signature of Buyer)

(Signature of Seller)

Date:

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

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

OREA Ontario Real Estate Association
Form 400 Agreement to Lease Residential
 for use in the Province of Ontario

Toronto Real Estate Board

This Agreement to Lease dated this 30 day of January, 2017
 TENANT (Lessees), Sidney Oloboeze

LANDLORD (Lessor), Stephanie Ann Filipovic-Grassa [Full legal names of all Landlord]
 ADDRESS OF LANDLORD 1634 Longholm St. Milton, ON L9T 8Z8 [Full legal name 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:
510 Curran Pl 707 MISSISSAUGA LSB 018

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

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of One Thousand Five Hundred Fifty Canadian Dollars [CON\$ 1,550.00], payable in advance on the first day of each and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance Hereby/Upon acceptance/ or otherwise described in this Agreement by negotiable cheque payable to ORION REALTY CORPORATION BROKERAGE "Deposit Holder" in the amount of Four Thousand Six Hundred Fifty Canadian Dollars [CON\$ 4,650.00] 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 TWO 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: 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	☒	☐	Cable TV	☐
Oil	☐	☐	Condominium/Cooperative fees	☒
Electricity	☒	☐	Garbage Removal	☐
Hot water heater rental	☒	☐	Other:	☐
Water and Sewerage Charges	☒	☐	Other:	☐

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): S.O. INITIALS OF LANDLORD(S): SA

8. ADDITIONAL TERMS:

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant Landlord 10/20/2020 10/20/2020



FAX No.: 905-286-5271
[for delivery of Documents to Landlord]
FAX No.: 905-238-0020

[For delivery of Documents to Landlord]

For delivery of Documents to Tenant

Information on new rentals is made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca

INSURANCE: The Travelers Group, Inc., 1100 Avenue of the Americas, New York, N.Y. 10020, is the insurer. The policyholder must have the right, at reasonable times, to enter a

and is not in writing in the event that such Insurance is cancelled or otherwise terminated.

to limit, did in such even the landlord and Tenant agree to comply with the tax withholding provisions of the TIA.

of the Landlord deems appropriate.

Agreement shall be read with all changes of gender or number required by the context

unless the spouse of the landlord has executed the consent hereinafter provided

connection with this transaction.



Association [CPE] and identify real estate professionals who are members of CREA. Used under license.

printing or reproducing the standard piece portion. OREA bears no liability for your use of this form.

Authentication ID: 8A5967A-933F-415C-9E4D-547801B8545F

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)

Michael Guidada

1/30/2017 10:50:26 PM EST

(Witness)

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

(Signature)

(Handwritten or Authorized Representative)

1/30/2017 11:03:07 PM EST

(Handwritten or Authorized Representative)

(Signature)

(Seal)

DATE

1/30/2017

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)

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

(Signature)

(Handwritten or Authorized Representative)

1/30/2017 11:03:07 PM EST

(Handwritten or Authorized Representative)

(Seal)

DATE

1/30/2017

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)

(Seal)

DATE

1/30/2017

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with of the above and within was finally acceptance by all parties at a.m./p.m. this 31 day of January, 2017

INFORMATION ON BROKERAGE(S)

Listing Brokerage **ORION REALTY CORPORATION, BROKERAGE**

DRAGANA NESTOROVSKI

Co-op/Tenant Brokerage **WEST-100 METRO VIEW REALTY LTD.**

MICHAEL GWIAZDA

Tel.No. 416-733-7784

Tel.No. (905) 238-8336

Salesperson / Broker Name

Salesperson / Broker Name

ACKNOWLEDGEMENT

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

(Landlord)

DATE

1/30/2017

(Signature)

(Seal)

DATE

1/30/2017

(Tenant)

DATE

1/30/2017

(Signature)

(Seal)

DATE

1/30/2017

(Landlord's lawyer)

Tel.No.

(Tenant's lawyer)

Tel.No.

(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:

Authentication

Michael Guidada

Michael Guidada

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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

© 2017, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited without prior written consent of OREA. Do not alter when printing or reproducing the standard printed portion. OREA bears no liability for your use of this form.

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), Sidney Otoboeze

LANDLORD (lessor), Stephanie Filipovic-Grassa, and

for the lease of 510 Curran Pl 707

dated the 30 day of January, 2017

TENANT AND LANDLORD AGREE THAT AN ACCEPTED AGREEMENT TO LEASE SHALL FORM A COMPLETED LEASE AND NO OTHER LEASE WILL BE SIGNED BETWEEN THE PARTIES.

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

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

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

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

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises. The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to provide to The Landlord ⁹ post-dated cheques covering the monthly rental payments payable to Stephanie Filipovic-Grassa, on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 security deposit in the form of a cheque payable to Stephanie Filipovic-Grassa, before taking occupancy of the unit, for the use of keys and fobs.

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

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

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

INITIALS OF TENANTS:

S.O.

INITIALS OF LANDLORD(S):

[Signature]

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

OREA Ontario Real Estate Association
Form 401 **Schedule A**
Agreement to Lease – Residential
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), Sidney Otoboeze

LANDLORD (lessor), Stephanie Filipowls-Grassa

for the lease of 510 Curran Pl 707

dated the 30 day of January, 2017

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

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

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

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

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

The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the Province of Ontario, once every twelve (12) months.

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

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

INITIALS OF TENANTS:

S.O.

INITIALS OF LANDLORD(S):

AuthenticSign ID: 9A595F7A-3937-415C-9E4D-647801B3E45F

OREA
Ontario Real Estate
Association

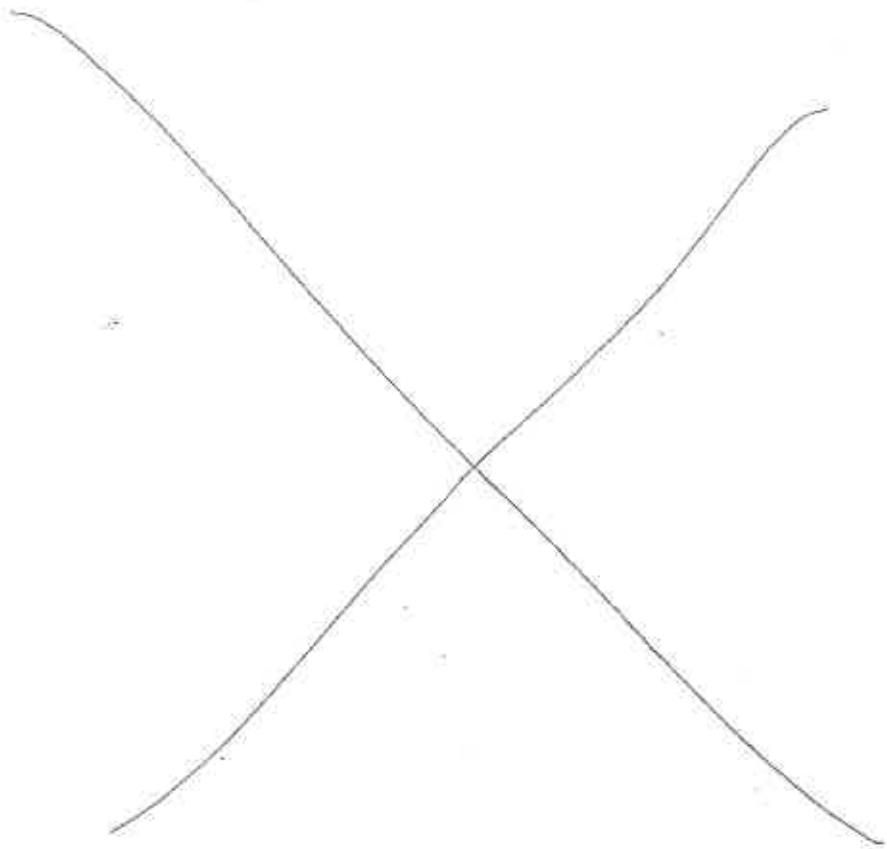
Schedule A
Agreement to Lease - Residential

Toronto
Real Estate
Board

Form 401
for use in the Province of Ontario

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

TENANT (leasee), _____ and
LANDLORD (lessor), _____ and
for the house of _____
dated the _____ day of _____, 20____



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

INITIALS OF TENANTS: 

INITIALS OF LANDLORD(S): 

☐ The trademarks, **RENTOR®**, **RENTOR®** and the **RENTOR®** logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.
© 2016, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA. No part may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from OREA. Do not alter when printing or reproducing the standard printed portion. OREA does not liability for your use of this form.



Royal Bank of Canada
Banque Royale du Canada

1055 BRONTE ST S
MILTON, ON

56376753 2-516

DATE 20170202
Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

Blaney McMurtry LLP in Trust

\$42,475.00

EXACTLY \$42,475.00

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

CANADIAN DOLLARS CANADIENS

RE/OBJET Unit 707-510 Curren

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

WAPA-KABUK

COUNTERSIGNED / CONTRESIGNÉ

B. RYKWA

FORM 14616 (05-2010)

⑈56376753⑈ ⑆02057⑈003⑆ 099⑈013⑈5⑈

FRANCESCO GRASSA
STEPHANIE FILIPOVIC-GRASSA
74 DADEN OAKS DR
BRAMPTON ON L6P 3R9

VFP

119

DATE 2017-02-01
Y Y Y Y M M D D

PAY TO THE ORDER OF Blaney McMurtry LLP in trust \$ 42,475^{xx}

Forty two thousand four hundred and / 100 DOLLARS seventy five 



ROYAL BANK OF CANADA
480 HESPELER RD. BRANCH
480 HESPELER RD.
CAMBRIDGE, ON N1R 7R9

MEMO

Unit 707 SLO Curren

⑈ 119⑈ ⑆01632⑈003⑆500⑈504⑈6⑈

Cheque Returned to purchaser

Feb 2nd

D Nestorovich

& is replaced w/draft on
the same amount.



Royal Bank of Canada
Banque Royale du Canada

1055 BRONTE ST S
MILTON, ON

56376751 6-516

DATE 20170201
Y/A M/M D/J

PAY TO THE ORDER OF
PAYER À L'ORDRE DE AMACON DEVELOPMENT CORP.

\$1,695.00

EXACTLY \$1,695.00

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

CANADIAN DOLLARS CANADIENS

RE/OBJET UNIT 707 510 CURRN PLACE

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

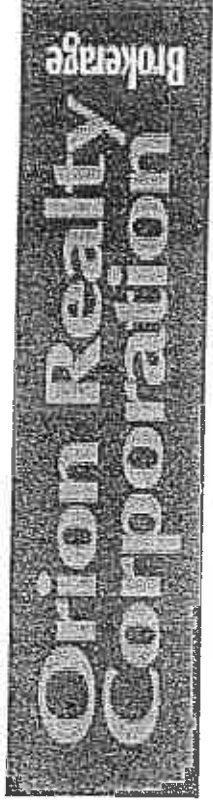
COUNTERSIGNED / CONTRESIGNÉ

K. Musten

⑈56376751⑈ ⑆02057⑈003⑆ 099⑈013⑈5⑈

DETACH BEFORE CASHING
DÉTACHER AVANT D'ENCAISSER

FORM 16516 (05-2010)



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801
Toronto, ON, M3C 3E5
Ph. 416-733-7784
Fax. 416-499-1844

DATE: 2/1/17 TIME: 4:46 pm

RECEIVED FROM: Sidney Oboobez

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

AMOUNT \$ 4,650.00

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR:

RE: PROPERTY

☒ RENTAL ☐ SALE

RE: 510 Curran Pl. 707
(PROPERTY ADDRESS)

RECEIVED BY: Becky

☐ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT



HIGHWAY 10 AND EGLINTON
MISSISSAUGA ON L5R 3E7

DATE 2017 MAY 02 P 1

CANADIAN DOLLAR DRAFT 157184

PAY TO ORDER OF ORION REALTY CORP BROKERAGE \$ 4,650.00

SUM OF EXACTLY 4,650 DOLLARS ***** 00/100 CANADIAN FUNDS

TO:	
ANY BRANCH OF	
THE BANK OF NOVA SCOTIA	
AUTH NO.	AUTH NO.
60669	059
THE BANK OF NOVA SCOTIA	
AUTHORIZED OFFICER	
[Signature]	

157184 38562002 0000043 18382



Equifax Credit Report and Score™ as of 01/28/2017

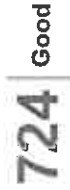
Name: Chukwuekenyem S. Otoboeze

Confirmation Number: 3930631498

Credit Score Summary

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 good. Based on this score, you should be able to qualify for credit with average interest rates and offers.



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.

Percentage trades opened within the last 2 years to total trades.

Average number of months open for revolving trades.

Percent of national credit cards opened within the last 2 years.

Your Loan Risk Rating



Your credit score of 724 is better than 29% 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 moderate risk. You may not qualify for credit with all lenders. When you do qualify for credit, you may pay higher interest rates and be subject to more restrictive loan terms than those with higher scores. If you're in the market for credit, this is what you might expect:

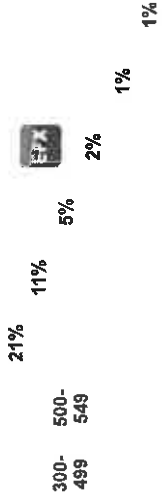
55%
You may not qualify for high credit limits on your credit card.

33%
You are likely to pay higher interest rates on all types of loans than those with higher scores.

Delinquency Rates*

The loan terms you receive may be somewhat restrictive.

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		Other Names:
Name:	CHUKWUEKENYEM S OTOBOEZE	Also Known as:
SIN:		SIDNEY OTOBOEZE XX
Date of Birth:	1992-07-XX	

Current Address		Previous Address
Address:	1150 RUE SAINT DENIS APP 411 MONTREAL, QC	Address: 324 LAURIER AVE W UNIT 1608 OTTAWA, ON
Date Reported:	2015-08 2014-05 2012-02	Date Reported: 2015-08 2014-05 2012-02

Current Employment		Previous Employment
Employer:	GROUPE ENER VERT INC	Employer: CARLETON UNIVERSITY
Occupation:		Occupation: STUDENT

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.

MERCEDES BENZ FINSER

Phone Number: (888)532-7362
Account Number: XXX...001
Association to Account: Individual
Type of Account: Installment
Date Opened: 2016-06
Status: Paid as agreed and up to date
Months Reviewed: 05
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit:
Payment Amount: \$9,678.00
Balance: \$403.00
Past Due: \$6,915.00
Date of Last Activity: 2016-12
Date Reported: 2017-01

Prior Paying History:

Comments: Lease account
Monthly payments

SCOTIABANK AMEX

Phone Number: Not Available
Account Number: XXX...884
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2016-04
Status: Paid as agreed and up to date
Months Reviewed: 09
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit:
Payment Amount: \$5,000.00
Balance: \$10.00
Past Due: \$17.00
Date of Last Activity: 2016-12
Date Reported: 2016-12

Prior Paying History:

Comments: Monthly payments
Amount in h/c column is credit limit

SCOTIABANK VISA

Phone Number: (800)387-6508
Account Number: XXX...921
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2016-04
Status: Paid as agreed and up to date
Months Reviewed: 09
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit:
Payment Amount: \$5,000.00
Balance: Not Available
Past Due: \$0.00
Date of Last Activity: 2016-12
Date Reported: 2016-12

Prior Paying History:

Comments: Monthly payments
Amount in h/c column is credit limit

SCOTIABANK VISA

Phone Number: (800)387-6508
Account Number: XXX...005
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2012-02
Status: Paid as agreed and up to date
Months Reviewed: 58

High Credit/Credit Limit:
Payment Amount: \$0.00
Balance: Not Available
Past Due: \$0.00
Date of Last Activity: 2016-05
Date Reported: 2016-11

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

Prior Paying History:

Comments: Account Closed
Account paid

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.)

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.

2016-06-01	BMO 2203 (800)263-2263
2015-06-26	BELL CANADA (800)730-7121
2015-06-19	BELL CANADA (800)730-7121

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.

2017-01-28	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-01-28	EQUIFAX PERSONAL SOL (800)871-3250

2017-01-22	AUTH WEPAY INC. (665)080-3303
2016-09-11	AUTH OP ESPACEJEUX (514)499-7111
2016-05-27	PROMUTUEL (888)679-9950
2016-05-27	ECONOMICAL MUTUAL (519)570-8200
2016-05-27	UNIQUE ASSURANCES (418)683-2711

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.



RBC Royal Bank

December 12, 2016

STEPHANIE FILIPOVIC; FRANCESCO GRASSA
637 LANGHOLM ST
MILTON, ON L9T 8Z8

Royal Bank of Canada

OAKVILLE ON-W CHURCHILL BR
2480 WINSTON CHURCHILL BLVD
OAKVILLE, ON L6H 6J5
Tel: 1-800-769-2511
Fax: 1-905-829-8733

Dear STEPHANIE FILIPOVIC; FRANCESCO GRASSA,

Re: **Mortgage application number:** .

Congratulations and thank you for choosing RBC Royal Bank[®] for your mortgage needs. I'm pleased to confirm that you have been approved for a mortgage as per the details and conditions we've discussed (see below):

Property: UNIT 707 510 CURAN
MISSISSAUGA, ON L5G 0G4

Mortgage details:

Mortgage amount:	\$ 211,920.00.
Amortization period:	30.00 years.
Interest rate:	2.490000 % per year — calculated semi-annually, not in advance.
Term:	60 months
Type:	Fixed Closed
Principal & Interest:	\$ 834.83
Property Taxes:	\$ 2,400.00
HomeProtector [®] Premium [*] :	\$ 0.00 ³
Total Payment:	\$ 834.83
Payment frequency:	Monthly
Closing date:	March 03, 2017
Interest adjustment date:	March 03, 2017
First payment due date:	April 03, 2017
Rate commitment expiry date:	March 10, 2017

Your interest rate is guaranteed until the earlier of the closing date or the rate commitment expiry date. If your rate commitment expires, get in touch with me right away for a new rate.

As a reminder, a mortgage processing fee of \$ 0.00 is payable when your mortgage is advanced. This fee will be automatically deducted from your mortgage payment account unless you provide us with an alternate account to debit.



If you have any questions, call me at 1-905-407-3251. As always, I'm available anytime, and I'll be happy to help. Congratulations again, and best wishes with your new home!

Yours truly,



KERRI ANN BECKER

Mortgage Specialist

Call: 1-905-407-3251.

E-mail: kerri.becker@rbc.com

* HomeProtector insurance is a creditor's group insurance program and is subject to certain terms, conditions, exclusions and eligibility restrictions. Please see the HomeProtector Certificate of Insurance (distribution guide for residents of Quebec) for full details.

RBC-1-32272-201608-5-1-811648948-5-584E07F9C8C80510E100800104000308-2-2-

® / TM Trademark(s) of Royal Bank of Canada.

S 32272 (201508)

