

Worksheet

Leasing

Suite: 1201 Tower: PSV Date: Apr. 24/17 Completed by: Silvi

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to ^{20%}25% payable to Blaney McMurtry LLP in Trust *Paid 20% on occupancy*
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). *\$1500 + HST*
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 41,674.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- ✓ ● Copy of Tenant's employment letter or paystub
- ✓ ● Copy of Credit Check
- ✓ ● Copy of the Purchasers Mortgage approval
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **1201** Tower **ONE** Unit **1** 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 percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 25th day of April 2017.

Mikolai
Witness:


Purchaser: **RADANA MLCKOVSKY**

THE UNDERSIGNED hereby accepts this offer.

DATED at _____ this _____ day of _____ 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



Schedule B
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:
Mengxue Li

TENANT (Lessee), and

LANDLORD (Lessor),
Radana Mlickovsky
#1201-4011 Brickstone Mews

for the lease of
dated the 21 day of April, 2017

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

Tenant shall submit the deposit by certified cheque, bank draft, or money order only, payable to Kingsway Real Estate Brokerage, within twenty-four (24) business hours of acceptance of Agreement to Lease.

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

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


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

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

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

INITIALS OF TENANTS: ML

INITIALS OF LANDLORD(S): RM

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Agreement to Lease
Residential

This Agreement to Lease dated this 21 day of April, 2017

TENANT (Lessee), Mengxue Li (Full legal names of all Tenants)

LANDLORD (Lessor), Radana Mickovsky (Full legal name of Landlord)

ADDRESS OF LANDLORD (Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

1. **PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
1201-4011 Brickstone Mews Mississauga LSB 0J7

2. **TERM OF LEASE:** The lease shall be for a term of One (1) Year commencing May 01 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 Canadian Dollars (CDN\$ 1,600.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance (Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to KINGSWAY REAL ESTATE BROKERAGE "Deposit Holder"

in the amount of Three Thousand Two Hundred

Canadian Dollars (CDN\$ 3,200.00) 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Internet</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

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

INITIALS OF TENANT(S): ML

INITIALS OF LANDLORD(S): RM

7. **PARKING:** One Underground Parking P4-117

8. **ADDITIONAL TERMS:** One Locker P5 RoomZ#36

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by ~~Tenant~~ Landlord RM until 11:59 p.m. on the 22

day of April, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: condo.sq1@gmail.com (For delivery of Documents to Landlord) Email Address: nikki.liu222@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.tlb.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): ML

INITIALS OF LANDLORD(S): RM

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) <u>Mengxue Li</u> (Seal) DATE 2017-04-21
(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) <u>Katana Michovsky</u> (Seal) DATE 4/22/2017
(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 10:40pm a.m./p.m. this 22 day of April, 2017.

Mengxue Li (Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)	
Listing Brokerage KINGSWAY REAL ESTATE BROKERAGE	Tel.No. (905) 268-1000
VERONICA LI	(Salesperson / Broker Name)
Co-op/Tenant Brokerage REAL ONE REALTY INC.	Tel.No. (905) 597-8511
NIKKI LIU	(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.
<u>Katana Michovsky</u> (Landlord) DATE 4/22/2017	<u>Mengxue Li</u> (Tenant) DATE 2017-04-21
(Landlord)	(Tenant)
Address for Service	Address for Service
Tel.No.	Tel.No.
Landlord's Lawyer	Tenant's Lawyer
Address	Address
Email	Email
Tel.No.	Tel.No.
FAX 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 sign of the acceptance of the foregoing Agreement to Lease.	Acknowledged by:
<u>Veronica Li</u> (Authorized to bind the Listing Brokerage)	<u>[Signature]</u> (Authorized to bind the Co-operating Brokerage)



Form 400
for use in the Province of Ontario

Schedule A
Agreement to Lease - Residential

Toronto
Real Estate
Board

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

TENANT (Lessee), Mengxue Li _____, and

LANDLORD (Lessor), ~~Radana Mlickovsky~~ Radana Mlickovsky _____, and

for the lease of 1201-4011 Brickstone Mews _____ Mississauga _____

L5B 0J7 _____ dated the 21 _____ day of April _____, 2017 _____

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

For the reason of convenience, Tenant voluntarily agrees to provide, on or before occupancy, Ten (10) post-dated cheques to the Landlord.

The Tenant agrees that the cost of utility hydro, will be borne by the Tenant and further agrees to pay any deposits that may be required of him by the utility companies. 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, if requested.

The Tenant agrees to leave the premises in a clean condition on the date of lease termination. The Tenant shall be responsible for any damage to the premises, except for normal wear and tear. The Tenant agrees to remove all possessions and leave the property free of debris upon vacating.

The Tenant agrees that the Landlord's insurance on the premises does not provide coverage for the Tenant's personal property, nor liability on behalf of the Tenant. The Tenant agrees to purchase a tenant's package insurance with the insure amount not less than One Million Dollars (\$1,000,000.00) and provide the Landlord with a copy of the policy prior to possession. Tenant agrees to maintain and keep in force said insurance policy at all times while occupying the unit, and provide a copy of such valid policy to the Landlord for any renewal.

The Tenant acknowledge and warrant that there will not be pets and smoking permitted on the premises for the duration of the lease or any extension thereof.

The Tenant, if not in default hereunder, shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew the lease for further year term on the following terms and condition to be discussed prior to the end of the initial term.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty-four (24) hours notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property.

The Tenant agrees that he/she shall not assign this Offer to Lease or sublet or otherwise part with possession of the premises without the prior written consent of the Landlord, which consent shall not be arbitrarily or unreasonably withheld.

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

INITIALS OF TENANT(S):

ML

INITIALS OF LANDLORD(S):

RM



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Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Mengxue Li
LANDLORD (Lessor), Radana Mickovsky Radana Mickovsky RM ML, and
for the lease of 1201-4011 Brickstone Mews Mississauga
LSB 0J7 dated the 21 day of April, 2017

The Tenant agrees to pay an administrative charge of Fifty Dollars (\$50.00) for any cheque which is returned NSF (not sufficient fund), or for any monthly rent payment that is not paid on or before the payment due date, as outlined in this lease.

The Tenant acknowledges that the premises and all appliances are in working order and agrees to keep the premises and all appliances in clean, tidy and good condition.

The Tenant agrees to pay for the first \$75.00 on any repairs on all of the appliances and the premises during the term of the Lease. Tenant shall be responsible to pay the entire cost for any damages made on the appliances and the premises due to his/her own negligence. Notice to landlord is required before any arrangement.

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

The Tenant agrees to provide Three Hundred Dollars (CAD\$300.00) as Keys/Remotes deposit on the commencement of the Lease term. This deposit will be returned to the tenant upon returning all the Keys/Remotes to the Landlord on termination of this lease.

The Tenant hereby acknowledges and agrees that the leased premises can be only used as single-family residential dwelling. The Tenant agrees not to carry upon the premises for any business uses or uses may be deemed a nuisance or by which the insurance on the premises will be increased.

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

INITIALS OF TENANT(S):

ML

INITIALS OF LANDLORD(S):

RM



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Confirmation of Co-operation and Representation

Toronto Real Estate Board

Form 320

for use in the Province of Ontario

BUYER: Mengxue Li

SELLER: Radana Mickovsky

Radana Mickovsky

DB
RM

ML

For the transaction on the property known as: 1201-4011 Brickstone Mews

Mississauga

L5B 0J7

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 representative 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 represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

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

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

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

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

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

or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
☐ by the Buyer directly

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

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

ML
BUYER

R.
CO-OPERATING/BUYER BROKERAGE

DB
RM
SELLER

DB
U
LISTING BROKERAGE



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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
half months rent 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)

REAL ONE REALTY INC.
(Name of Co-operating/Buyer Brokerage)
15 WERTHEIM COURT UNIT 302 RICHMOND HILL
Tel: (905) 597-8511 Fax: (905) 597-8519
Date: 2017-04-21
(Authorized to bind the Co-operating/Buyer Brokerage)
NIKKI LIU
(Print Name of Broker/Salesperson Representative of the Brokerage)

KINGSWAY REAL ESTATE BROKERAGE
(Name of Listing Brokerage)
151 CITY CENTRE DR. 3F MISSISSAUGA
Tel: (905) 268-1000 Fax: (905) 277-0020
Date: 4/22/2017
(Authorized to bind the Listing Brokerage)
VHRONICA LI
(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.

Mengxue Li Date: 2017-04-21
(Signature of Buyer)

Radana Mlickovsky Date: 4/22/2017
(Signature of Seller)

TENANT(S) REGISTRATION FORM

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

SUITE INFORMATION

Date: 2017-04-24 Corporation Name: PSV 2 at parkside Village
 Suite: 1201 510 Curran Place, Mississauga, Ontario L5B 0J8
 Parking(s): P4-117 Locker(s): P5 Z#36
 Fob #: _____ Fob #: _____
 Fob #: _____ Fob #: _____
 Primary Tenant Name: Mengxue (Michelle) Li
 Lease Start Date: May 1, 2017 Lease End Date: May 1, 2017

RESIDENT INFORMATION

1. Name: Mengxue (Michelle) Li Home Phone No.: _____
 Cell/Work: 6478779657 Email: xue.canada@gmail.com
 2. Name: Yongqi Chen Child ☐
 Cell/Work: 6476332631 Email: _____
 3. Name: _____ Child ☐
 Cell/Work: _____ Email: _____
 4. Name: _____ Child ☐
 Cell/Work: _____ Email: _____
 5. Name: _____ Child ☐
 Cell/Work: _____ Email: _____

Mengxue (Michelle) Li

Print Name

Mengxue Li

Tenant's Signature

INTERCOM DIRECTORY

Display Name: _____ Phone No.: _____

VEHICLE INFORMATION

Parking No & Level.: P4-117 Make/Color/Licence No. Toyota/Grey/BTEF967

Parking No & Level.: _____ Make/Color/Licence No. _____

Parking No & Level.: _____ Make/Color/Licence No. _____

EMERGENCY CONTACT

Name: Yongqi Chen Relationship: Husband

Home No: _____ Work No: _____ Cell No.: 6476332631

Name: _____ Relationship: _____

Home No: _____ Work No: _____ Cell No.: _____

TENANTS' ACKNOWLEDGEMENT

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

WITNESS WHEREOF, this April 24 day of 2017, _____

In the City of Mississauga

Mengxue (Michelle) Li

Print Name

Mengxue Li

Tenant's Signature

PSV # 1201 Leasing Fee

10358 (1215)

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

The Toronto-Dominion Bank

100 PEEL CENTRE DRIVE
BRAMPTON, ON L6T 4G8

81301173

2017-04-24

DATE

YYYYMMDD

Transit-Serial No.

89-81301173

Pay to the Order of AMACON DEVELOPMENT CITY CENTRE CORP

\$ *****1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE**00/100

Canadian Dollars

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

Re PSV # 1201 Leasing

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

Authorized Officer

Countersigned

Number

Jamal Bhatti

⑈81301173⑈ ⑆09612⑈004⑆

⑈3808⑈

1996: 207-230

Ontario Driver's Licence Permis de conduire ON CANADA

12 NAME/NOM
CHEN,
YONGQI
1701-275 YORKLAND RD
NORTH YORK, ON, M2J 0B4

46 NUMBER/
NUMERO C3344 - 79008 - 40928

48 ISS/DEL 2016/01/07 49 EXP/EXP 2019/09/20

50 REF DJ4090083 51 HGT/HAUT 177 cm

52 SEX/SEX M

53 CLASS/
CATEG G

12 NAME/NOM
Yongqi Chen
12 DOB/DOB 1984/09/28

Ontario Driver's Licence Permis de conduire ON CANADA

12 NAME/NOM
LI,
MENGXUE
1701-275 YORKLAND RD
NORTH YORK, ON, M2J 0B4

46 NUMBER/
NUMERO L4001 - 53908 - 85419

48 ISS/DEL 2016/01/07 49 EXP/EXP 2018/02/22

50 REF DJ4087838 51 HGT/HAUT 160 cm

52 SEX/SEX F

53 CLASS/
CATEG G2

12 NAME/NOM
Li Mengxue
12 DOB/DOB 1988/04/19

RECEIPT OF DEPOSIT

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

DATE: April 23, 2017 TIME: 11:28 am
RECEIVED FROM: Nikki Liu (Real One Realty)
AMOUNT: \$3200 THE SUM OF: Three Thousand Two Hundred DOLLARS

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

PROPERTY ADDRESS: 4011 Brickstone Mews #1201

LISTING AGENT: Veronica Li

PROPERTY LISTED AS: ☒ RENTAL ☐ SALE

☐ OTHER

RECEIVED BY: Dorothy Lau



Nikki Liu
Sales Representative

Office: 905-697-8511
Fax: 905-697-8519
15 Wertheim Court unit 302
Richmond Hill, ON L4B 3H7
Direct: 647-899-0018
E-mail: nikki.liu222@gmail.com



CANADIAN DOLLAR DRAFT

379411

DATE 2017 04 22
Y Y Y Y M M D D

PAY TO ORDER OF KINGSWAY REAL ESTATE BROKERAGE \$ 3,200.00

SUM OF EXACTLY 3,200 DOLLARS ***** 00/100 CANADIAN FUNDS

TO:
ANY BRANCH OF
THE BANK OF NOVA SCOTIA

AUTH NO. 00548 THE BANK OF NOVA SCOTIA
AUTH NO. 00548 AUTHORIZED OFFICER
AUTHORIZED OFFICER

⑈379411⑈ ⑆38562002⑆ 0000043 92072⑈



Personal & Confidential

February 22, 2017

MICHELLE LI
275 Yorkland Road
Toronto, ON
M2J 0B4

Dear MICHELLE

Thank you for investing the time to meet with us over the past few weeks. We have enjoyed getting to know you and are pleased to extend this offer to join the Loblaws team.

Our colleagues – whether they work in one of our Stores, at a Distribution Centre or in a Store Support Office – play an important part in helping Loblaws achieve our mission to be Canada's best food, health and home retailer by exceeding customer expectations through innovative products at great prices. We are driven by our responsibility to Respect the Environment, Source with Integrity, Make a Positive Difference in our Community, Reflect our Nation's Diversity, and Be a Great Place to Work.

MICHELLE, you will be important to our success, and along with our 190,000 colleagues across the country, represent our greatest strength. Right here and right now, we are building a culture of success and pride based on our CORE values: Care, Ownership, Respect and Excellence. We are pleased that you will now be a part of it.

Congratulations MICHELLE and welcome to Loblaws!

Sincerely,

LOBLAWS INC.



President's Office/Canada
Brampton, ON Canada
L6Y 4S4
L6Y 4S4

T (416) 410-2500
T (800) 629-3429

info@loblaw.ca
www.loblaw.ca

Employment Agreement

Terms of Employment with LOBLAWS INC. (the "Company")



Work Location: 1 Presidents Choice Circle, Brampton, Ontario, L6Y 3S5

Salary: You shall receive a gross annual salary of \$45,000.00 less applicable statutory deductions and withholdings, payable through direct bank deposit. The Company has a pay-for-performance culture and our performance reviews take place prior to April each year.



Vacation: Vacation is calculated using a current calendar year accrual method so that vacation is

1 Presidents Choice Circle
Brampton, ON, Canada
L6Y 3S5

T: (905) 479-2500
F: (905) 675-1324

info@loblaws.ca
www.loblaws.ca

Doc 1

2012年

Capital Budgeting Solutions • Credit Reports • Cash Flow • Payroll • Insurance • Accounting • Taxes and more...

It is thus, clearly, the latter species that have not
received that protection afforded to the genus
Branta.

300. 500. 550. 600. 650. 700.
499 549 599 649 699 749

It's 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.

1% 1%

730- 240+
799

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

CREDIT REPORT

Personal Information

Present Data

Name _____ DE NOLAN _____

524

Date of Birth: 1988-01-01

Current Address:

Address: 275 YORKLAND RD #1101
NORTH YORK, ON

DOI: 10.1002/2014.102017-01

Private Address

Address: 10 BALTIMORE STREET
ST CATHARINES, ONT.

Date Reported: 2015-12-20 10:20:00

Current Employment

Employment **ORIGINAL FOOTNOTES**

02.03.95

Special Services

2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831

Consumer Statement

Key Concept: Stationary and Nonstationary Time Series

Credit information

This schedule contains information on an individual that you are expected to file with the IRS on your tax return for not more than 6 years from the date of that activity.

An installment loan is a loan in which the monthly payments do not change. Even though the monthly payments of such loans are a function of a student's loan disbursement information, many types of loans are not used to calculate your credit scores. A loan is not a loan if the balance is not used to calculate your credit scores. Such a loan is not a loan.

*44.00: This bid count temporarily may have been partially misread for a few minutes.

400

Phone Number	888.226.2706	High Credit Credit Line	
Account Number	888-689	Payment Amount	Not Available
Association to Account	Individual	Balance	\$14.00
Type of Account	Open	Paid Date	\$0.00
Date Opened	2011-08	Date of Last Activity	2017-02
Status	Paid as agreed and up to date	Date Reported	2017-03
Months Received	66		
Payment History	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Payment History			
Comments	Monthly payments		

SCOTSMAN VISA

Phone Number	(800)877-6509	High Credit Credit Line	\$9,000.00
Account Number	XXXX 724	Payment Amount	\$10.00
Association to Account	Individual	Balance	\$1,086.00
Type of Account	Revolving	Past Due	\$0.00
Date Opened	2015-07	Date of Last Activity	2017-02
Status	Paid as agreed and up to date	Date Reported	2017-07
Months Reviewed	20		
Payment History	No payment 30 days late No payment 60 days late No payment 90 days late		
Past Due History			
Comments	Monthly payments Amount in his opinion is credit limit		

SCOTIABANK VISA

Phone Number	15033574508	High Credit Credit Limit	\$0.00
Account Number	XKK 383	Payment Amount	Not Available
Association to Account	Individual	Balance	\$0.00
Type of Account	Revolving	Paid Due	\$0.00
Date Opened	2011-04	Date of Last Activity	2015-07
Status	Paid as agreed and up to date	Date Reported	2016-07
Months Reviewed	55		
Payment History	No payment 30 days late No payment 60 days late No payment 90 days late		
Non-Paying History			
Comments	Account Closed Amount 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.

⁶For planning information on 410.

Please contact Ergul for additional information on Depot transactions at 1-800-855-1504

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.

2015-12-22	BELL CANADA (800)730-7121
2015-07-11	SCOTIABANK (416)288-1460

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 Soft inquiries are logged internally, however only the most current is retained for each month.

2017-03-29	AUTH E CONSUMER REQUE (Phone Number Not Available)
2017-02-22	AUTH KROLL BACKGROUN (416)956-5000
2016-02-13	AUTH CANADA POST (613)734-3243
2015-12-09	AUTH E CONSUMER REQUE (Phone Number Not Available)
2015-12-06	EQUIFAX PERSONAL SOL (800)671-3250
2015-12-28	INTLUSA 4011G03841 STATE FARM

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

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

By mail: