Worksheet
Leasing

Suite: 1906 Tower: One Date: Apr. 24/2017 Completed by: Dragana

Please mark if completed:

- Copy of 'Lease Prior to Closing' Amendment ✓
- Copy of Lease Agreement ✓
- Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust amacon to verify
- Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. ✓ $1500 + HST
- Agreement must be in good standing. Funds in Trust: $ 43,485 . amacon to verify
- 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 amacon to verify
- The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

FANG LIU and JUN LIU (the **"Purchaser"**)

Suite **1906** Tower **ONE** Unit **6** Level **18** (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; 20

(b) the Purchaser is not in default ~~at any time~~ under the Agreement.

(c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses(including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;

(d) the Vendor shall have the right in its sole discretion to pre approve the sublicencee including, but not limited to, a review of the sublicencee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicencee;

(e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand 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 27 day of March 2012.

Witness: ______________________

Purchaser: **Jun Liu**

Witness: ______________________

Purchaser: **Fang Liu**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 28 day of March 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

masql_308.rpt 26sep16

OREA Ontario Real Estate Association

Agreement to Lease
Residential

Form 400
for use in the Province of Ontario

Toronto Real Estate Board

This Agreement to Lease dated this 19 day of April 20 17

TENANT (Lessee), Brittany Zeer and Derek Thompson
(Full legal names of all Tenants)

LANDLORD (Lessor), Fang Liu & Jun Liu
(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:
#1906 - 4011 BRICKSTONE MEWS Mississauga L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 1 Year commencing May 1st, 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 Seven Hundred Canadian Dollars (CDN$ 1,700.00) 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/or otherwise described in this Agreement)
by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE "Deposit Holder"
in the amount of Three Thousand Four Hundred
Canadian Dollars (CDN$ 3,400.00) 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 Month and Last Month 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	[X]	[ ]	Cable TV	[ ]	[X]
Oil	[X]	[ ]	Condominium/Cooperative fees	[X]	[ ]
Electricity	[ ]	[X]	Garbage Removal	[ ]	[X]
Hot water heater rental	[X]	[ ]	Other:	[ ]	[ ]
Water and Sewerage Charges	[X]	[ ]	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): BZ/DT INITIALS OF LANDLORD(S): FL JL

7. PARKING: One U/G Parking Spot and One Locker

8. ADDITIONAL TERMS:

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

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 p.m. on the 20 day of April 20 17, 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: dhukaroska@gmail.com (For delivery of Documents to Landlord) Email Address: naureenalam@gmail.com (For delivery of Documents to Tenant)

12. EXECUTION OF LEASE: Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the Tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. ACCESS: The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. INSURANCE: The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. RESIDENCY: The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. FAMILY LAW ACT: Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. CONSUMER REPORTS: The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

20. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) .... (Tenant or Authorized Representative) (Seal) DATE Apr. 19/17

(Witness) .... (Tenant or Authorized Representative) (Seal) DATE ....

(Witness) .... (Guarantor) (Seal) DATE ....

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) .... (Landlord or Authorized Representative) (Seal) DATE Apr 20, 2017

(Witness) .... (Landlord or Authorized Representative) (Seal) DATE Apr 20, 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 ....

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at 5 a.m./p.m. this 20 day of APRIL, 20..

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

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

DRAGANA NESTOROVSKI

(Salesperson / Broker Name)

Co-op/Tenant Brokerage: ROYAL LEPAGE SIGNATURE REALTY Tel.No. (416) 443-0300

NAUREEN ALAM

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.	I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.
(Landlord) .... DATE Apr 20, 2017	(Tenant) .... DATE ....
(Landlord) .... DATE Apr 20, 2017	(Tenant) .... DATE ....
Address for Service	Address for Service ....
.... Tel.No.	.... Tel.No. ....
Landlord's Lawyer	Tenant's Lawyer ....
Address	Address ....
Email	Email ....
Tel.No. / FAX No.	Tel.No. / FAX No.

FOR OFFICE USE ONLY **COMMISSION TRUST AGREEMENT**

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

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

D Nestorovski

(Authorized to bind the Listing Brokerage) (Authorized to bind the Co-operating Brokerage)

OREA Ontario Real Estate Association

Form 401
for use in the Province of Ontario

Schedule A
Agreement to Lease – Residential

Toronto Real Estate Board

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

TENANT (Lessee), Brittany Zeer and Derek Thompson and

LANDLORD (Lessor), Fang Liu & Jun Liu

for the lease of 4011 BrickstoneMews #1906, Mississauga

dated the 19th day of April 20 17

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, (HVAC) 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 deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to FANG LIU & JUN LIU, 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 refundable security deposit in the form of a cheque payable to FANG LIU & JUN LIU before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

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.

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

INITIALS OF TENANT(S): BZ DT INITIALS OF LANDLORD(S): FL JL

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 (Lessee), Brittany Zeer and Derek Thompson, and

LANDLORD (Lessor), Fang Liu & Jun Liu

for the lease of 4011 Brickstone Mews #1906, Mississauga

dated the 19th day of April, 20 17

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.

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 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 tenants 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.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e. Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts 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

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

INITIALS OF TENANT(S): BZ DT

INITIALS OF LANDLORD(S): FL JL

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), Brittany Zeer and Derek Thompson, and

LANDLORD (Lessor), Fang Liu & Jun Liu

for the lease of 4011 Brickstone Mews #1906, Mississauga

dated the 19th day of April 20 17

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 incompleted work, at any time provided that 24 hours notice is given to the Tenant.

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builder's/ Landlord's customer service and /or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

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

INITIALS OF TENANT(S): BZ / DT

INITIALS OF LANDLORD(S): FL _ JL

OREA Ontario Real Estate Association

Confirmation of Co-operation and Representation

Toronto Real Estate Board

Form 320
for use in the Province of Ontario

BUYER: Brittany Zeer and Derek Thompson

SELLER: Fang Liu & Jun Liu

For the transaction on the property known as: #1906 - 4011 BRICKSTONE MEWS 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 included other remuneration.

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

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

1. LISTING BROKERAGE

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

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

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

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

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

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

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

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

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

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

or: [ ] by the Buyer directly

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

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

BUYER	CO-OPERATING/BUYER BROKERAGE	SELLER Landlord	LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

a) [X] The Co-operating Brokerage represents the interests of the Buyer in this transaction.

b) [ ] The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.

c) [ ] The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

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

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

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

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

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

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

ROYAL LEPAGE SIGNATURE REALTY (Name of Co-operating/Buyer Brokerage)	ORION REALTY CORPORATION (Name of Listing Brokerage)
8 SAMPSON MEWS SUITE 201 TORONTO	200-465 BURNHAMTHORPE RI MISSISSAUGA
Tel.: (416) 443-0300 Fax: (416) 443-8619	Tel.: (416) 733-7784 Fax: (905) 286-5271
Date: Apr 19, 2017 (Authorized to bind the Co-operating/Buyer Brokerage)	Date: April 20, 2017 (Authorized to bind the Listing Brokerage)
NAUREEN ALAM (Print Name of Broker/Salesperson Representative of the Brokerage)	DRAGANA NESTOROVSKI (Print Name of Broker/Salesperson Representative of the Brokerage)

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

XXXXXX
BUYER'S INITIALS

xxxxxx
SELLER'S INITIALS
Landlord.

ACKNOWLEDGEMENT

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

x (Signature of Buyer) Date: April 19/17

x (Signature of Buyer) Date: 04-19-2017

(Signature of Seller) Land lord. Date: April 20, 2017

(Signature of Seller) Landlord. Date: April 20, 2017

10358 (1215) THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

80200805

5762 HIGHWAY 7
MARKHAM, ON L3P 1A8

DATE 2017-04-21 YYYYMMDD

Transit-Serial No. 1996-80200805

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

$ ******1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE*******************************00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re 1906- 4011 BRICKSTONE MEWS

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

Authorized Officer

Number

Countersigned

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

⑈80200805⑈ ⑆09612⑉004⑆ ⑈3808⑈

Alberta
Government

OPERATOR'S LICENCE

AB
CAN

THOMPSON DEREK

No: **161262-001**
Class: 5
Cond/End:
Expires: 09 MAY 2017

THOMPSON, Derek Wayne
6 6707 Elbow Drive SW
Calgary AB T2V 0E5

Sex: M DOB: **09 MAY 1989**
Eyes: blue Hair: blond
Ht: 173 cm Wt: 75 kg

Issued: 09 NOV 2015

0707-89508

Alberta
Government

OPERATOR'S LICENCE

AB
CAN

ZEER BRITTANY MARIE

No: **150610-301**
Class: 5
Cond/End:
Expires: 29 APR 2018

ZEER, Brittany Marie
639 Somerset Dr SW
Calgary AB T2Y 4K7

Sex: F DOB: **29 APR 1989**
Eyes: blue Hair: brown
Ht: 157 cm Wt: 54 kg

Issued: 31 JAN 2013

0515-10977

ORION REALTY CORPORATION

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

DATE: April 21, 2017 TIME: 12:31 AM

RECEIVED FROM: Naureen Alam

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

AMOUNT $ 3 400.

PAYABLE TO:

☒ ORION REALTY CORPORATION

OR:

RE: PROPERTY 4011 Brickstone Mews Unit 1906

☒ RENTAL ☐ SALE

RE:
(PROPERTY ADDRESS)

RECEIVED BY: Andrea Del Rosarro

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECIEPT FOR THE CLIENT

The Toronto-Dominion Bank 80270401

100 CITY CENTRE DRIVE
MISSISSAUGA, ON L5B 2C9

DATE 2017-04-21
YYYYMMDD

Transit-Serial No. 93-80270401

Pay to the Order of ORION REALTY CORP, BROKERAGE $ ******3,400.00

***THREE THOUSAND FOUR HUNDRED**00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re 1906- 4011 Brickstone Mews

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

Authorized Officer Number

Countersigned

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

80270401 09612-004 3808

Naureen Alam
Sales Representative

ROYAL LEPAGE
Signature Realty

Direct: 416.994.3983
Office: 416.443.0300
Fax: 416.361.9969
naureenalam@gmail.com
8 Sampson Mews, Suite 201 Toronto Ontario M3C 0H5

April 4th 2017

Dear Sir or Madam:

This letter will confirm that Derek Thompson is a Master General Agent with American Income Life Insurance Company. He was hired May 1st 2016.

As a Manager, Mr. Thompson is responsible for facilitating interviews hiring and field training newer agents, conducting in-home needs-based presentations regarding insurance products, and completing sales applications. He is also responsible for following up on underwriting and issue requirements as well as other customer service items as required.

Mr. Thompson has a base salary of $4000 per month plus commissions

If you have any further questions, please contact me directly at 1-403-827-5572

Sincerely,

Mr. Bentley

Christopher Bentley
Regional General Agent
AIL CANADA

Robb & Evenson Lawyers

506, 933 17th Avenue SW
Calgary, Alberta T2T 5R6

Phone: 403-541-1600
Fax: 403-541-1604
crobb@robbevenson.com

April 5, 2017

To whom it may concern:

Dear Sir/Madam:

Re: Employment – Brittany Zeer

This will confirm Brittany Zeer has been employed with Robb & Evenson Lawyers as a Legal Assistant since 2008. Her current annual salary is $50,000.00.

Please don't hesitate to call should you require anything further.

Yours very truly,

ROBB & EVENSON *

CALVIN C. ROBB

CCR/bz

* Professional Corporation

EQUIFAX

Equifax Credit Report and Score ™ as of 04/03/2017

Name: Brittany Zeer

Confirmation Number: 3670636137

Credit Score Summary

729 | Very Good

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 very good. Based on this score, you should be able to qualify for credit with competitive interest rates, and a wide variety of credit offers should be available to you.

EFX

Range	300 - 559 Poor	560 - 659 Fair	660 - 724 Good	725 - 759 Very Good	760 + Excellent
Canada Population	4%	10%	15%	14%	57%

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.

- Utilization for revolving trades.
- Number of inquiries in previous 12 months.
- Average utilization for open revolving trades.

Your Loan Risk Rating

729 | Very Good

Your credit score of 729 is better than 31% of Canadian consumers.

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

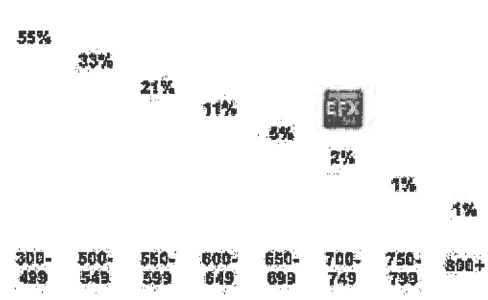
The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for credit, this is what you might expect:

- You may be able to obtain higher than average credit limits on your credit card.
- Many lenders may offer you attractive interest rates and offers.
- You may qualify for some special incentives and rewards that aren't always offered to the general public.

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 Rates*



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

CREDIT REPORT

Personal Information

Personal Data

Name:	BRITTANY ZEER
SIN:	663XXX056
Date of Birth:	1989-04-XX

Current Address

Address:	639 SOMERSET DR SW CALGARY, AB
Date Reported:	2013-01 2011-03 2009-04

Previous Address

Address:	77 SPRUCE PL SW APT 1903 CALGARY, AB
Date Reported:	2013-01 2011-03 2009-04

Current Employment

Employer:	ROBB AND EVENSON
Occupation:	

Special Services

SPS-SpecialServices/CodeDescription:	Consumer Interview
Date Reported:	2011-12

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.

BELL MOBILITY

Phone Number:	(800)361-2613	High Credit/Credit Limit:	$325.00
Account Number:	XXX...762	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$141.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2008-06	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	72		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	$18,000.00

Account Number:	XXX...315	Payment Amount:	$131.00
Association to Account:	Individual	Balance:	$16,660.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2008-02	Date of Last Activity:	2017-03
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	72		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

TDCT

Phone Number:	(866)222-3456	High Credit/Credit Limit:	$15,000.00
Account Number:	XXX...088	Payment Amount:	$148.00
Association to Account:	Individual	Balance:	$14,835.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2013-08	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	42		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Personal line of credit Monthly payments		

HYUNDAI MOTOR FIN

Phone Number:	(800)205-0540	High Credit/Credit Limit:	$7,416.00
Account Number:	XXX...216	Payment Amount:	$309.00
Association to Account:	Individual	Balance:	$5,253.00
Type of Account:	Installment	Past Due:	$0.00
Date Opened:	2016-08	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	07		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Lease account Monthly payments		

BELL MOBILITY

Phone Number:	(800)361-2613	High Credit/Credit Limit:	$110.00
Account Number:	XXX...470	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Open	Past Due:	$0.00
Date Opened:	2010-12	Date of Last Activity:	2015-02
Status:	Paid as agreed and up to date	Date Reported:	2016-04
Months Reviewed:	61		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

SCOTIABANK VISA

Phone Number:	(800)387-6556	High Credit/Credit Limit:	$0.00
Account Number:	XXX...484	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2013-12	Date of Last Activity:	2015-07
Status:	Paid as agreed and up to date	Date Reported:	2016-01

Months Reviewed:	26
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late
Prior Paying History:	
Comments:	Account Closed Account paid

SCOTIA BANK

Phone Number:	(888)777-6842	High Credit/Credit Limit:	$29,087.00
Account Number:	XXX...406	Payment Amount:	$439.00
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Installment	Past Due:	$0.00
Date Opened:	2009-05	Date of Last Activity:	2014-10
Status:	Paid as agreed and up to date	Date Reported:	2015-09
Months Reviewed:	54		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Secured		

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	$0.00
Account Number:	XXX...635	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2011-12	Date of Last Activity:	2011-12
Status:	Paid as agreed and up to date	Date Reported:	2012-11
Months Reviewed:	12		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account paid		

TD CANADA TRUST

Phone Number:	(403)292-2802	High Credit/Credit Limit:	$5,000.00
Account Number:	XXX...786	Payment Amount:	$144.00
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2011-03	Date of Last Activity:	2011-12
Status:	Paid as agreed and up to date	Date Reported:	2011-12
Months Reviewed:	10		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request 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.

2016-12-08	HOUSE OF CARS 4 (403)454-5794
2016-12-08	TD AUTO FINANCE CAN (800)632-3321
2016-12-08	BANQUE NATIONALE (514)871-7412
2016-08-25	HYUNDAI CAPITAL CDA (647)943-1887
2016-04-08	ENMAX ENERGY CORP (403)514-3000

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

2017-03-09	TDCT (866)222-3456
2017-02-27	ECONOMICAL MUTUAL (519)570-8200
2016-12-09	HYUNDAI CAPITAL CDA (647)943-1887
2016-08-29	HYUNDAI CAPITAL CDA (647)943-1887
2016-01-29	EQUIFAX PERSONAL SOL (Phone Number Not Available)
2015-11-09	AUTH CALGARY POLICE (519)884-3352
2015-06-15	AUTH ECONSUMER REQUE (Phone Number Not Available)
2015-06-15	EQUIFAX PERSONAL SOL (800)871-3250

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.