

Worksheet Leasing

Suite: 2209 Tower: One Date: April 13 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 20% due on occupancy*
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. *1000 + HST* ✓
- Agreement must be in good standing. Funds in Trust: \$ 42,133. *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:

Closing April 13, 2017 → Today

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

IRFANA RAZI AZEEM and RIZWAN AHMER KHAN (the "Purchaser")

Suite 2209 Tower ONE Unit 9 Level 21 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Dollars (\$1,000.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 16 day of Feb 2017

Witness:

Witness:

Purchaser: RIZWAN AHMER KHAN

Purchaser: IRFANA RAZI AZEEM

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 28 day of February 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

ORIGINAL PURCHASERS
SOLD ON ASSIGNMENT
TO Ashwari Kumar &
Shale Manisha Singh

**Form 400**

for use in the Province of Ontario

Agreement to Lease

Residential

Toronto
Real Estate
Board

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

TENANT (Lessee), Mengjie Sun, and Di Cheng
(Full legal names of all Tenants)

LANDLORD (Lessor), Ashwani Kumar & Shalu Manisha Singh
(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:
#2209 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. **TERM OF LEASE:** The lease shall be for a term of one year commencing April 13th, 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 ORION REALTY CORPORATION, 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 type="checkbox"/>
Oil	<input 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 type="checkbox"/>	<input checked="" 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):

DL
MJS

INITIALS OF LANDLORD(S):

DS DS
AS MS



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7. **PARKING:** one parking

8. **ADDITIONAL TERMS:** one locker

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 8 p.m. on the 11 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: lukaroska@gmail.com (For delivery of Documents to Landlord) Email Address: chendepei.cdp@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.lib.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):

DL
MJS

INITIALS OF LANDLORD(S):

KL *AS*



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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 20170410

(Witness)

(Tenant or Authorized Representative) 

(Seal) DATE 20170410

(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 4/11/2017 | 7:32 PM EDT

(Witness)

(Landlord or Authorized Representative) 

(Seal) DATE 4/11/2017 | 6:44 PM EDT

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

(Witness)

(Spouse)

(Seal) DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at a.m./p.m. this 4/11/2017 | 6:44 PM EDT day of 20.....

(Signature of Landlord or Tenant)
F0F30382C424415...

INFORMATION ON BROKERAGE(S)

Listing Brokerage **ORION REALTY CORPORATION**
DRAGANA NESTOROVSKI

Tel.No. (416) 733-7784

(Salesperson / Broker Name)


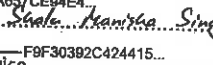
Co-op/Tenant Brokerage **AIMHOME REALTY INC.**
PATRICK CHEN

Tel.No. (416) 490-0880

(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.

(Landlord)  DATE 4/11/2017 | 7:32 PM EDT
(Landlord)  DATE 4/11/2017 | 6:44 PM EDT
Address for Service

Tel.No.

Landlord's Lawyer

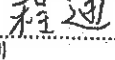
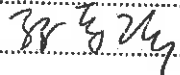
Address

Email

Tel.No.

FAX No.

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

(Tenant)  DATE 20170410
(Tenant)  DATE 20170410
Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No.

FAX No.

FOR OFFICE USE ONLY

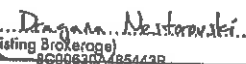
COMMISSION TRUST AGREEMENT

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

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

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

Acknowledged by:

(Authorized to bind the Listing Brokerage) 

(Authorized to bind the Co-operating Brokerage) 

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**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), Mengjie Sun, and Di Cheng, and

LANDLORD (Lessor), Ashwani Kumar & Shalu Manisha Singh

for the lease of #2209 - 4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 10 day of April, 2017

The Tenant and Landlord agree that this accepted Agreement to Lease shall form the complete lease and that no other lease will be signed between the Parties.

The Tenant shall not assign this agreement or sublet the property without the express written approval of the Landlord.

The Tenant acknowledges and agrees that any breach of this agreement will result in the forfeiture of the deposit paid hereunder. The term Breach of this Agreement shall include but is not limited to any failure to comply with the terms and conditions of this Agreement. In the event that the Tenant wishes to terminate the lease before the end of the said lease term, it shall be Tenant's sole responsibility to find a replacement tenant. Furthermore, the replacement tenant must be approved in writing by the Landlord, such approval to be at the Landlord's sole, absolute and unfettered discretion.

The Tenant covenants and agrees to abide by the provisions of the Declaration, By-laws and Rules and Regulations of the condominium (the Condominium Documents). The Tenant acknowledges that the number of residents occupying the premises is governed by the Rules of the Condominium Corporation. In the event that the Tenant is in violation of any of the Condominium Documents, the Landlord shall have the right to evict the Tenant upon thirty (30) days' written notice.

The Tenant warrants that the premises will be occupied by only the Tenant and other occupants identified on the Rental Application form for residential purposes.

The Tenant warrants and represents that the Tenant will not smoke in the suite and will ensure that all guests will not be allowed to smoke in the suite, hallways and other common areas pursuant to the provisions of the Condominium Documents

The Tenant shall not give less than sixty (60) days written notice to the Landlord of his intention to terminate or extend the lease.

The Tenant(s) shall, as its own expense, obtain and maintain as would a prudent tenant "all-risk" property insurance in respect of the Tenant's contents and personal effects in the Premises as well as comprehensive general liability insurance in an amount not less than One [1] Million Dollars and any other insurance coverage for the Premises as would a prudent tenant of similar premises. Tenant(s) agrees to be responsible for the payment of any and all insurance premiums therefore. The insurance policy shall contain a waiver of subrogation in favor of the Landlord. Tenant agrees to provide a copy of the insurance certificate to the Landlord before commencement of the Lease. KEYS WILL NOT BE RELEASED WITHOUT A COPY OF THE TENANT'S INSURANCE POLICY.

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

INITIALS OF TENANT(S):

DC
MJS

INITIALS OF LANDLORD(S):

AS *MS*



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**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), Mengjie Sun, and Di Cheng

and

LANDLORD (Lessor), Ashwani Kumar & Shalu Manisha Singh

for the lease of #2209 - 4011 BRICKSTONE MEWS

Mississauga

L5B 0J7

dated the 10

day of April

2017

The following fixtures and appliances belonging to the Landlord are to remain on the premises for the Tenant's use: all existing lights and fixtures, Appliances (Fridge, Stove, Microwave, Built-in Dishwasher), stacked washer and dryer, and curtain in living room and bedroom. Landlord represents and warrants that the appliances as listed in this Agreement will be in working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

The Landlord warrants that all mechanical, heating, ventilating, air conditioning equipment and electrical equipment will be in working order, normal wear and tear excepted, on or before the occupancy date set herein.

The Tenant agrees to perform minor maintenance of the premises at his own expense, such as (but not limited to) replacing burnt out light bulbs, replacing fuses, furnace air filter and replacing rubber washers of water faucets.

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

The Tenant agrees to pay the cost of hydro, including any and all setup charges/fees etc. incurred when transferring the services to the Tenant's name. The Tenant further agrees to provide confirmation from the utility company to the Landlord on or before the date of possession that the services have been transferred to the Tenant.

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.

For convenience, the Tenant agrees to provide the Landlord with Ten [10] post-dated cheques in advance for the balance of the rent payable hereunder with the acceptance of this Agreement. In the event that any of the Tenant's post-dated cheques are not honored when presented for payment to the bank or trust company on which they are drawn, the Tenant shall pay the Landlord for each returned cheque a sum of \$25.00 as liquidated damages to cover the Landlord's administration cost and not as a penalty or fine.

The Landlord agrees to provide, at his expense, Two (2) unit keys, Two (2) FOB, One (1) mailbox key to the Tenant on the date of occupancy. Tenant agrees to provide to the Landlord a Two Hundred (\$200.00) Dollar key deposit. The key deposit will be refunded to the Tenant at the end of the lease provided that all keys are returned to the Landlord and are in working order.

The Tenant understands that the Landlord will maintain a key to the premises during the term of the lease or any extension thereof and if the locks need to be changed at any time, the Tenant must obtain prior written approval from

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

INITIALS OF TENANT(S):

DS
MS

INITIALS OF LANDLORD(S):

DS
MS



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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), Mengjie Sun, and Di Cheng, and

LANDLORD (Lessor), Ashwani Kumar & Shalu Manisha Singh

for the lease of #2209 - 4011 BRICKSTONE MEWS Mississauga

L5B 0J7 dated the 10 day of April 2017

the Landlord and the Condominium Corporation.

The Landlord shall have the unit professionally clean before closing day. The Tenant agrees to maintain the unit in a proper state of repair and cleanliness and shall return to the Landlord in the same condition as received, except normal wear and tear. The Tenant shall have the unit cleaned at the end of the lease.

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 twelve (12) hours written or verbal notice of such showing.

Both Landlord and Tenant hereby agree that the acceptance of this offer, counter offer, waiver or amendment may be made by either party by facsimiles or email, reproducing the original with necessary signatures and initials. Such facsimiles or email acceptance shall be deemed to be made when a copy is received by the party or his agent or solicitor.

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

INITIALS OF TENANT(S):

DS
MJS

INITIALS OF LANDLORD(S):

DS DS
AK MS



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**Form 320**

for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

BUYER: Mengjie Sun, and Di ChengSELLER: Ashwani Kumar & Shalu Manisha SinghFor the transaction on the property known as: #2209 - 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 representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

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

1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
 - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:
- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
 - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
 - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
 - The price the Buyer should offer or the price the Seller should accept;
 - And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED

- ☐ The Brokerage (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
- ☐ by the Seller in accordance with a Seller Customer Service Agreement
- or: ☐ by the Buyer directly

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

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

DS
MS
BUYER

CO-OPERATING/BUYER BROKERAGE

DS DS
KS MS
SELLER

DS
DN
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
AS PER MLS ON APRIL 10TH, 2017 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)

AIMHOME REALTY INC.

(Name of Co-operating/Buyer Brokerage)

2175 SHEPPARD AVE E. SUITE 1 TORONTO

Tel.: (416) 490-0880 Fax: (416) 490-8850

Patrick Chen Date: 20170410
 (Authorized to bind the Co-operating/Buyer Brokerage)

PATRICK CHEN

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

ORION REALTY CORPORATION

(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD MISSISSAUGA

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

Dragana Nestorovski Date: 4/11/2017 | 8:06 PM EDT
 (Authorized to bind the Listing Brokerage)

DRAGANA NESTOROVSKI

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

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

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

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

程迪 Date: 20170410
 (Signature of Buyer)

程迪 Date: 20170410
 (Signature of Buyer)

DocuSigned by:
Ashwani Kumar Date: 4/11/2017 | 7:32 PM EDT
 (Signature of Seller)

Shahnaz Khan Date: 4/11/2017 | 6:44 PM EDT
 (Signature of Seller)



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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), **Mengjie Sun, and Di Cheng**, and

LANDLORD (Lessor), **Ashwani Kumar & Shalu Manisha Singh**

for the lease of **4011 Brickstone Mews 2209**

..... dated the **10th** 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 **Ashwani Kumar**, 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 **Ashwani Kumar**, 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 initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

DC
MJS

INITIALS OF LANDLORD(S):

DS *DS*
AK *MS*

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**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), **Mengjie Sun, and Di Cheng** , and

LANDLORD (Lessor), **Ashwani Kumar & Shalu Manisha Singh**

 for the lease of **4011 Brickstone Mews 2209**

 dated the **10th** 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 TENANTS:

INITIALS OF LANDLORD(S):



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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), Mengjie Sun, and Di Cheng, and
LANDLORD (Lessor), Ashwani Kumar & Shalu Manisha Singh
for the lease of 4011 Brickstone Mews 2209

dated the 10th day of April, 2017

Province of Ontario, once every twelve (12) months.

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

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 initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

DC
MJC

INITIALS OF LANDLORD(S):

DS *DS*
AK *MS*

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NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA
 NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA
 INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

5522 1865 3 27-43248

SHALU MANISHA SINGH

02222 - QUEENSWAY AND HURONTARIO
 MISSISSAUGA, ON

2017-04-13

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
 N° D'IDENTIFICATION

BRANCH
 CENTRE BANCAIRE

PAY TO THE
 ORDER OF
 PAYEZ À
 L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****1,130.00

THE SUM OF
 LA SOMME DE

*****ONE THOUSAND ONE HUNDRED THIRTY

CANADIAN DOLLARS CAD
 DOLLARS CANADIENS

NOT OVER / NE DOIT PAS EXCÉDER \$5,000

FOR CANADIAN IMPERIAL BANK OF COMMERCE
 POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

TO
 TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
 TORONTO
 CANADA

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

⑈552218653⑈ ⑆09502⑈010⑆ 02222⑈2743248⑈

2209-4011 Brickstone Mews

 **Ontario** **Driver's Licence** **ON**
Permis de conduire **CANADA**



12 NAME/NOM
SUN,
MENGJIE

8 3443 ANGEL PASS DR
MISSISSAUGA, ON, L5M 7N5

16 NUMBER/
NUMERO **S9254 - 53909 - 06011**

49 ISS/DEL **2015/10/11** 40 EXP/EXP **2019/03/28**


5 DD REP **DP/190201** 46 HGT/HAUT **169 cm**


13 SEX/SEXE **F**

9 CLASS/
CLASSE **G2**

2 BEST/
COND **X**


1990/10/11

 **Ontario** **Driver's Licence** **Permis de conduire** **ON** **CANADA**



1 NAME/NOM
CHENG,
DI

2 3443 ANGEL PASS DR
MISSISSAUGA, ON, L5M 7N6

3 NUMBER/
NUMERO **C3351 - 16709 - 01025** **L**


4a ISS/DEL **2016/10/18** **2019/10/25**

5 DO/REF **DP7340352** **16 HGT/HAUT 175 cm**

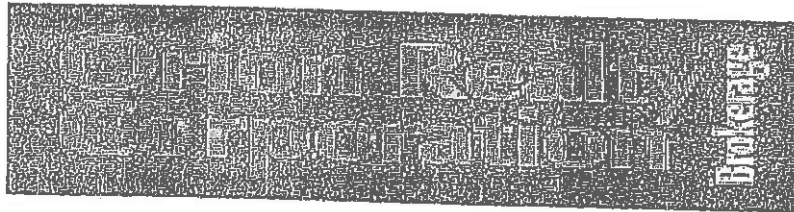
6 SEX/SEXE **M**

7 CLASS/
CATEG **G**

8 REST/
COND **X**



3 BOB/OBN **1990/10/25**



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801

Toronto, ON, M3C 3E5

Ph. 416-733-7784

Fax. 416-499-1844

DATE: April 12, 2017

TIME: 6:39

RECEIVED FROM: Mengjie Sun & Di Cheng.

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

AMOUNT \$ 3 200.00

PAYABLE TO:

☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY

☒ RENTAL ☐ SALE

RE: 2209- 4011 Brickstone Mews
(PROPERTY ADDRESS)

RECEIVED BY: Dragana Nestorovski

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT

The Toronto-Dominion Bank2955 EGLINTON AVENUE WEST
MISSISSAUGA, ON L5M 6J3

81507249

2017-04-12

DATE

YYYYMMDD

Transit-Serial No.

1305-81507249

Pay to the ORION REALTY CORPORATION, BROKERAGE
Order of

\$ *****3,200.00

THREE THOUSAND TWO HUNDRED**00/100

Canadian Dollars

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

Re 2209- 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

⑈81507249⑈ ⑈09612004⑈

⑈3808⑈

Date: 12/04/17

Received by Taranjit

Signature: 程迪

**Form 410**

for use in the Province of Ontario

Rental Application

Residential

Toronto
Real Estate
Board

I/We hereby make application to rent #2209 - 4011 BRICKSTONE MEWS Mississauga L5B 0J7

from the 13 day of April 2017 at a monthly rental of \$ 1,600.00

to become due and payable in advance on the 13th day of each and every month during my tenancy.

1. Name Mengjie Sun Date of birth 1990/10/11 SIN No. (Optional)

Drivers License No Occupation Office Admin

2. Name Di Cheng Date of birth 1990/10/25 SIN No. (Optional)

Drivers License No Occupation Accounts Payable Clerk

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? If so, describe

Why are you vacating your present place of residence? More convenient to commute to work on daily basis.

LAST TWO PLACES OF RESIDENCE

Address Address

From To From To

Name of Landlord Name of Landlord

Telephone: Telephone:

PRESENT EMPLOYMENT

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

PRIOR EMPLOYMENT

1.

1.

1.

1.

1.

1.

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SPOUSE'S PRESENT EMPLOYMENT

Employer

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

Name of Bank Branch Address

Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

Payments to Amount: \$

Payments to Amount: \$

PERSONAL REFERENCES

Name Address

Telephone: Length of Acquaintance Occupation

Name Address

Telephone: Length of Acquaintance Occupation

AUTOMOBILE(S)

Make Model Year Licence No

Make Model Year Licence No

The Applicant consents to the collection, use and disclosure of the Applicant'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 Applicant 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.

The Applicant represents that all statements made above are true and correct. The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental. The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

程迪
Signature of Applicant
Date 20170410

Signature of Applicant
Date 20170410

Telephone:

Telephone:



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[Print This Page](#)
[Close Window](#)

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

Name: Mengjie Sun

Confirmation Number: 4008901300

Credit Score Summary



Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score excellent. Based on this score, you should be able to qualify for some of the lowest interest rates available and a wide variety of competitive credit offers should be available to you.

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

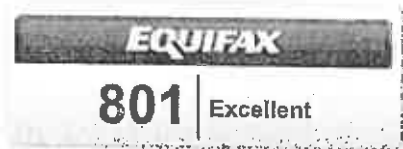


What's Impacting Your Score

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.

- » Number of department store trades with high utilization.
- » Average number of months open for revolving trades.
- » Number of bank revolving trades with high utilization in last 12 months.

Your Loan Risk Rating



Your credit score of 801 is better than 70% of Canadian consumers.

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

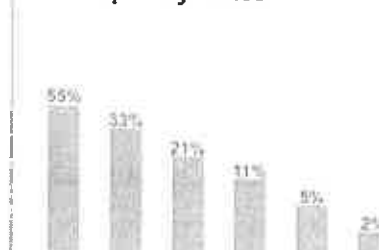
The Bottom Line :

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

- » You may be able to obtain high credit limits on your credit card.
- » Many lenders may offer you their most attractive interest rates and offers.
- » Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions.

Delinquency Rates*





HUMAN RESOURCES

University Centre 5th floor
University of Guelph
Guelph, Ontario N1G 2W1

April 5, 2017

To Whom it May Concern:

This confirms that Di Cheng is employed as a Clerk in the department of Accounts Payable, Financial Services at the University of Guelph. His current gross annual salary is \$ 38,698.24.

Di has been employed with the University of Guelph since May 27, 2016.

Certified correct,

A handwritten signature in dark ink, appearing to read "Phyllis Rato-Hatch".

Phyllis Rato-Hatch
HR Service Associate
(519) 824-4120, ext. 52850



Grand International Trading

A Division of HONGWEI INTERNATIONAL LTD.

6767 Pacific Circle, Unit 1
Mississauga, ON L5T 1S6
Tel: 905-564-0738, 905-795-9388
Fax: 905-795-3405, 905-795-9880
Email: info@grandcrafts.com

Apr 5, 2017

Re: Employment Letter for Ms. Mengjie, Sun

To Whom It May Concern,

This letter is to verify that Ms. Mengjie Sun has been employed by Grand International Trading as a office Admin since Oct 31 2016 on a full-time basis of forty hours per week and \$15/Hour.

If you have any questions, please do not hesitate to contact me at (905) 795-9388, or (647) 261-5855.

Yours truly,

A handwritten signature in black ink, appearing to be "Jane Jiang", with a long horizontal line extending to the right.

Jane Jiang

Vice President

Grand International Trading

