

Worksheet
Leasing

Suite: 205 Tower: One Date: May 2nd 2012 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 Amazon to verify
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amazon City Centre Seven New Development Partnership ✓
- ☒ Agreement must be in good standing. Funds in Trust: \$ _____ Amazon 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 Amazon 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

RANDA AL BOUZ (the "Purchaser")

Suite **2905 Tower ONE** Unit **5 Level 28** (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 Five Hundred Dollars (\$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 13 day of April 2017

2012

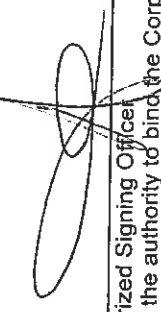

Witness:


Purchaser: **Randa Al Bouz**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 13 day of April 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

Offer Summary Document
For use with Agreement of Purchase and Sale

For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: #2905 -4011 BRICKSTONE MEWS Mississauga L5B 0J7 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 24 day of April, 2017 ("offer")

This offer was submitted by: **BROKERAGE: RE/MAX REALTY SPECIALISTS INC.**

SALES REPRESENTATIVE/BROKER: KARTIK SENGAR

I/We, Deepa Sardana

X *Deepa Sardana* (Buyer signature) *April 23rd, 2017* (Date)

have signed an offer for the property.

This offer was submitted, by email (by fax, by email or in person) to the Listing Brokerage at 11 a.m. on the 24 day of April

April 2017 Irrevocable until 10 a.m. on the 25 day of April, 2017

(For Buyer counter offer - complete the following)

I/We, Deepa Sardana

Name of Buyer(s) have signed an offer for the property.

Buyer signature Date Buyer signature Date

An offer was submitted, (by fax, by email or in person) to the Listing Brokerage at a.m./p.m. on the day of

2017 Irrevocable until a.m./p.m. on the day of 2017

For Listing Brokerage receiving the offer:

SELLER(S): Randa Al Bouz

SELLER(S) CONTACT:

(ie. phone / email / fax)

LISTING BROKERAGE: ORION REALTY CORPORATION

SALES REPRESENTATIVE/BROKER: DRAGANA NESTOROVSKI

This offer was received, by email (by fax, by email or in person) by the Listing Brokerage at a.m./p.m. on the day of 2017

This offer was presented, (by fax, by email or in person) to the Seller(s) at a.m./p.m. on the day of 2017

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

Comments:

This Agreement to Lease dated this 24 day of April, 2017
TENANT (lessor), Deepa Sardana
LANDLORD (lessor), Randa AJ Bouz
 (Full legal names of all Tenants)
 (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:
#2905-4011 BRICKSTONE MEWS

2. **TERM OF LEASE:** The lease shall be for a term of one year commencing May 1st, 2017
Mississauga L5B 0Y7

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of Two Thousand payable in advance on the first day of each and every month during the currency of the said term. Concession Dollars (CDN\$ 2,000.00) upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, initial receipt
by negotiable cheque payable to, Randa AJ Bouz
in the amount of, Four Thousand 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 residential

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

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

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

INITIALS OF TENANT(S) DP INITIALS OF LANDLORD(S) RA

The Landlord, Tenant(s), Realtor(s) and the REALTOR(s) are equalized by the Equalizing Real Estate Association (OREA) and remain real estate professionals who are members of OREA. Used water license, 6177, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction of this form only. Any other use or reproduction is prohibited except with prior written consent of OREA. No other when printing or reproducing the landlord's present position. OREA bears no liability for you use of this form.

7. **PARKING:** Includes one parking spot

8. **ADDITIONAL TERMS:** Includes one locker and electrical fireplace

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 until RA 12/30 p.m. on the 12/30 (Landlord/Tenant)

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 hereto 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: dhikaroska@gmail.com Email Address: ksongat@hotmail.com (for delivery of Documents to Landlord) (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 hereto, 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):

[Signature]

INITIALS OF LANDLORD(S):

[Signature]

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

SIGNED, SEALED AND DELIVERED in the presence of:
[Witness] [Signature]

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

X Dee Dee Sengar DATE April 23rd, 2017
(Tenant or Authorized Representative)

[Witness] _____
[Witness] _____
[Witness] _____

(Tenant or Authorized Representative) DATE _____ (Seal)

[Witness] _____

(Tenant or Authorized Representative) DATE _____ (Seal)

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

SIGNED, SEALED AND DELIVERED in the presence of:
[Witness] Quentina Johnson
Ashawn Hunter

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

X [Signature] DATE April 23rd 2017
(Landlord or Authorized Representative)

[Witness] _____

(Landlord or Authorized Representative) DATE _____ (Seal)

[Witness] _____

(Landlord or Authorized Representative) DATE April 27th 2017 (Seal)

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)

(Spouse) DATE _____ (Seal)

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 of 8:33 am /p.m 28 April 2017 Dee Dee Sengar
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)	
Listing Brokerage ORION REALTY CORPORATION	Tel.No. (416) 733-7784
DRAGANA NESTOROVSKI	
Co-op/Tenant Brokerage RE/MAX REALTY SPECIALISTS INC.	Tel.No. (905) 456-3232
KARTIK SENGAR	
(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.
[Signature] [Signature] DATE April 23rd 2017
(Tenant)

Landlord	DATE _____	Tenant	DATE _____
Address for Service _____	_____	Address for Service _____	_____
Landlord's Lawyer _____	_____	Tenant's Lawyer _____	_____
Address _____	_____	Address _____	_____
Email _____	_____	Email _____	_____
Tel.No. _____	_____	Tel.No. _____	_____
FAX No. _____	_____	FAX No. _____	_____

FOR OFFICE USE ONLY	
The Co-operating Brokerage shown on the foregoing Agreement (to be used in consideration for the Co-operating Brokerage procuring the foregoing Agreement to be made) is confirmed in the MLS Rules and Regulations of my Real Estate Board, and I agree to be bound by the terms and conditions of the Commission Trust Agreement as defined in the MLS Rules and Regulations of my Real Estate Board.	
DATED as of the date and time of the acceptance of the foregoing Agreement to be made.	Acknowledged by: <u>[Signature]</u>
(Initialed to bind the Listing Brokerage)	(Initialed to bind the Co-operating Brokerage)

☒ The undersigned, **RE/MAX REALTY SPECIALISTS INC.** and the **REALTOR** have not been registered by the Commission Real Estate Association (CREA) and I hereby seal while professional who are members of CREA. Used under the provisions of the Real Estate Act (R.E.A.) and the Real Estate Regulations (R.E.R.) of the Province of Ontario. All rights reserved. This form was developed by CREA for the use and reproduction by its members and licensees only. Any other use of reproduction is prohibited except with prior written consent of CREA. Do not alter when printing or reproducing the original printed matter. CREA keeps the history for your use of this form.

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

TENANT (Lessee): DEEPA SARGANA

LANDLORD (Lessor): RANDE AL BOUZ

for the term of ADDITIONAL BECKSTOWNE MEANS #2905, MISSISSAUGA

dated the 24 day of April, 2017

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

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

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

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

INITIALS OF TENANTS:

DS

INITIALS OF LANDLORD(S):

RA

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

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

TENANT (Lessee), DEERA SARDANA

LANDLORD (Lessor), RAJDA A. BAIL

for the lease of 4011 BEECH ST. MANS # 2905, MISSISSAUGA

dated the 24 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 incomplete 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 TRAVEL 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/ Landlord's customer service and for tenant'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.

The tenant hereby agrees to provide the landlord with \$500.00 refundable security deposit, that may be used towards cleaning, damage repair, unpaid rent, etc. Should the unit be returned to the landlord, in ordinary state of cleanliness, free from any debris and damages etc, the deposit shall be returned in full & without deductions.

RA

(Signature)

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

INITIALS OF TENANTS:

(Signature)

INITIALS OF LANDLORD(S):

(Signature)

The Real Estate Council of Ontario (RECO) and the Real Estate Association of Ontario (REA) are the only organizations in Ontario that are authorized to regulate the real estate profession. RECO is the regulatory body and REA is the professional association. RECO is the only organization in Ontario that is authorized to regulate the real estate profession. RECO is the regulatory body and REA is the professional association. RECO is the only organization in Ontario that is authorized to regulate the real estate profession. RECO is the regulatory body and REA is the professional association.

Confirmation of Co-operation and Representation

Toronto Real Estate Board

Form 320

for use in the Province of Ontario

BUYER: Deepa Sardana

SELLER: Randa Al Bouz

For the transaction on the property known as: #2905-4011 BRICKSTONE MEWS

Mississauga

LSB 017

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; "sole" 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 set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declares 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 the Listing Brokerage is not representing or providing Customer Services to the Buyer.

1) ☒ The Listing Brokerage is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage(s)

2) ☐ The Listing Brokerage is providing Customer Services to the Buyer.

b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and

actually placed the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and 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 or personal information about the Seller or Buyer, unless otherwise instructed in writing by the Buyer;
- Information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual material 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 (Name/Address) represents the Buyer and the property is notified with any real estate brokerage. The Brokerage will be paid

(Name/Address)

☐

☐

by the Seller in accordance with a Seller Customer Service Agreement

or:

☐

☐

by the Buyer directly

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

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

BUYER

CO-OPERATING/BUYER BROKERAGE

SELLER

LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
Half month's rent + HST.
(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, excepting to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trust of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

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

RE/MAX REALTY SPECIALISTS INC.

(Name of Co-operating/Buyer Brokerage)

490 BRAMALBA ROAD SUITE 40 BRAMPTON

Tel: (905) 456-8032

Fax: (905) 455-7123

(Authorized to bind the Co-operating/Buyer Brokerage)

KARTIK SENGUPTA

Date: April 23/17

(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

(Authorized to bind the Listing Brokerage)

DRAGANA NESTOROVSKI

Date: April 25, 2017

(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.

x Debra Sanders Date: April 23rd, 2017

(Signature of Buyer)

Date:

(Signature of Buyer)

MB

(Signature of Seller)

Date:

(Signature of Seller)

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BMO  Bank of Montreal • Banque de Montréal

220410

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

DATE 2017 05 01
Y/A M/M D/J

CTI

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

Pay to the order of / Payez à l'ordre de
Amazon City Centre Seven
New Development Partnership

\$ 565.00

BANK OF CANADA 565 00

/100 Canadian Dollars Canadiens

Purchaser's Name/Nom de l'acheteur
Banda Albouz

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



William A. Downe

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

Purchaser's Address/Adresse de l'acheteur

⑆06952⑈001⑆ 0494012204104⑈ 90

ON

Driver's Licence
Permis de conduire

ON
CANADA

12 NAME/NOM

SARDANA,
DEEPA, KERNA

4334 WELLSBOROUGH PLACE
MISSISSAUGA, ON. L5M 3J4

40 LICENCE
NUMERO

S0564 - 15958 - 36116

4a ISS DEL

2012/09/21

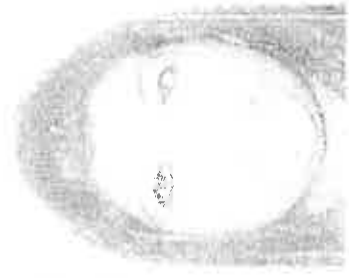
5 CLASSE

CJ8441411

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G

X



Deepa Sardana

1983/11/16

4859864





ORION REALTY CORPORATION

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

DATE: 5/11/17 TIME: 3:08 pm

RECEIVED FROM: Deepa Sardana

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

AMOUNT \$ 4,000.00

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY _____

☒ RENTAL ☐ SALE

RE: 4011 Brickstone News #2905
(PROPERTY ADDRESS)

RECEIVED BY: Becky

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT

The Toronto-Dominion Bank

295A QUEEN STREET EAST
BRAMPTON, ON L6W 3W9

81022273

2017-04-29
YYYYMMDD

DATE

1180-81022273

Transit-Serial No.

Pay to the Order of ORION REALTY CORPORATION, BROKERAGE

\$ *****4,000.00

FOUR THOUSAND**00/100

Canadian Dollars

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

Re

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

Authorized Officer

Countersigned

[Signature]

Number

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

⑈B1022273⑈ ⑆09612⑈004⑆

⑈3808⑈

Walmart



2160 Burnhamthorpe Road West
Mississauga, On
L5L 5Z5

Deepa Sardana
4334 Wellsborough Place
Mississauga, ON
L5M 3J4

April 12, 2017

To whom it may Concern:

Deepa is a permanent Part-time Associate at Wal-Mart Canada Store: 3654. Wal-Mart Stores, Inc. has employed Deepa since 07/12/2014. She works an average of between 30- 40 hours per week @ \$41.21 per hour.

A handwritten signature in black ink, appearing to read "M Ogley".

Michelle Ogley
Personnel Associate
Wal-Mart # 3654
905-608-0922



Equifax Credit Report and Score TM as of 04/20/2017

Name: Deepa K. Sardana

Confirmation Number: 3496815683

Credit Score Summary

EQUIFAX

676 | Good

Where You Stand

The Equifax Credit Score TM ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score good. Based on this score, you should be able to qualify for credit with average interest rates and offers.

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.

- » Total balance for open national card trades.
- » Worst rating ever on national credit cards trades.
- » Utilization for revolving trades.

Your Loan Risk Rating

EQUIFAX

676 | Good

Your credit score of 676 is better than 17% of Canadian consumers.

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

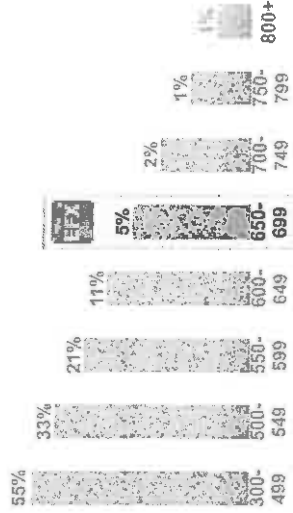
The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a moderate risk. You may not qualify for credit with all lenders. When you do qualify for credit, you may pay higher interest rates and be subject to more restrictive loan terms than those with higher scores if you're in the market for credit, this is what you might expect:

- » You may not qualify for high credit limits on your credit card.
- » You are likely to pay higher interest rates on all types of loans than those with higher scores.
- » The loan terms you receive may be somewhat restrictive.

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.

Delinquency 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:

DEEPA K SARDANA

SIN:

514XXX381

Date of Birth:

1983-11-XX

Current Address

Address:

4334 WELLSBOROUGH PL
MISSISSAUGA, ON

Date Reported:

Current Employment

Employer:

WALMART SOUTH COMMO

Occupation:

PHARMACIST

Previous Employment

Employer:

DS PHARMACY CONSULTANTS
INCWALMART

Occupation:

BS PHARMACY CONSULTANT
INC

Employer:

Occupation:

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

ROYAL BANK MC

Phone Number:

(800)769-2511

Account Number:

XXX...,540

Association to Account:

Individual

Type of Account:

Revolving

Date Opened:

2014-07

Status:

Paid as agreed and up to date

Months Reviewed:

33

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

High Credit/Credit Limit:

\$6,000.00

Payment Amount:

Not Available

Balance:

\$0.00

Past Due:

\$0.00

Date of Last Activity:

2014-09

Date Reported:

2017-04

Prior Paying History:

Comments:

No payment 60 days late
No payment 90 days late

Closed at consumer request
Account paid

MBNA

Phone Number:

(888)876-6262

Account Number:

XXX...683

Association to Account:

Individual

Type of Account:

Revolving

Date Opened:

2007-07

Status:

Paid as agreed and up to date

Months Reviewed:

01

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

SCOTIABANK VISA

Phone Number:

(800)387-6508

Account Number:

XXX...228

Association to Account:

Individual

Type of Account:

Revolving

Date Opened:

2014-08

Status:

Paid as agreed and up to date

Months Reviewed:

07

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

High Credit/Credit Limit:

\$2,500.00

Payment Amount:

Not Available

Balance:

\$0.00

Past Due:

\$0.00

Date of Last Activity:

2015-04

Date Reported:

2015-04

High Credit/Credit Limit:

\$0.00

Payment Amount:

Not Available

Balance:

\$0.00

Past Due:

\$0.00

Date of Last Activity:

2014-10

Date Reported:

2015-02

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.)

Secured Loans

Court Name:	MINISTRY GOVT SERV	Date Filed:	2016-09
Industry Class:		Creditor's Name and Amount:	720752193 MERCEDES-BENZ FINANCIAL SERVICES CAN \$46991
Maturity Date:	2020-09		
Comments:	Security Deposit Unknown		
Secured Loans			
Court Name:	MINISTRY GOVT SERV	Date Filed:	2015-04
Industry Class:		Creditor's Name and Amount:	704816973 BANK OF NOVA SCOTIA - ONTARIO CAU \$32036
Maturity Date:			
Comments:	Security Discharged		
Secured Loans			
Court Name:	MINISTRY GOVT SERV	Date Filed:	2014-07
Industry Class:		Creditor's Name and Amount:	697775148 ROYAL BANK OF CANADA
Maturity Date:			
Comments:	Security Deposit Unknown		

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.

2016-12-29	MBNA (613)740-2306
2016-10-20	TELUS MOBILITY (416)279-7844
2016-09-01	MERCEDES BENZ FINSER (888)532-7362
2016-08-29	MERCEDES BENZ FINSER (888)532-7362
2016-02-05	CIBC (Phone Number Not Available)
2015-07-22	TDCT (866)222-3456
2015-03-25	ONTARIO MAZDA (905)238-9888
2015-03-25	SCOTIABANK (416)288-1460
2014-07-24	SCOTIABANK (416)288-1460
2014-06-24	ADDISON CHEVROLET BU (905)821-0002
2014-06-24	TD AUTO FINANCE CAN (800)832-3321

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.

2017-04-20	YOURSELF VOUS MEME (111)111-1111
2017-04-20	YOURSELF VOUS MEME (Phone Number Not Available)
2017-03-09	TDCT (866)222-3456
2017-02-28	CIBC ACCOUNT UPDATE (800)465-2255
2016-08-25	AUTH BORROWELL INC (416)800-0950
2014-07-24	AUTH BK NOVA SCOTIA (416)288-1460

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.