

Worksheet

Leasing

Suite: 1641 Tower: PS4 Date: July 20/11 Completed by: Noni

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☐ Copy of Lease Agreement
- ☐ Certified Deposit Cheque for Top up Deposit to 20% payable to Aird and Berlis LLP in Trust
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☐ Agreement must be in good standing. Funds in Trust: \$ 55,880
- ☒ Copy of Tenant's ID
- ☒ Copy of Tenant's First and Last Month Rent
- ☒ Copy of Tenant's employment letter or paystub
- ☒ Copy of Credit Check
- ☒ Copy of the Purchasers Mortgage approval
- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:



Royal Bank of Canada
Banque Royale du Canada
4086 CONFEDERATION PARKWAY
MISSISSAUGA, ON

PAY TO THE ORDER OF
PAYEZ A L'ORDRE DE

Anacon City Centre Seven New Development Partnership

EXACTLY \$1,695.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$1,000.00 CANADIAN / SIGNATURE AUTORISEE REQUISE POUR UN MONTANT EXCEDANT \$1,000.00 CANADIENS

RE/OBJET

CANADIAN DOLLARS CANADIENS

\$1,695.00

58688867 9-516

DATE 20170720
VIA MM D/J

DETACH BEFORE CASHING
DÉTACHER AVANT D'ENCAISSER

PURCHASER NAME

NOM DE L'ACHETEUR

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

PSV # 1611 - leasing

AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE

Radam

Dolly Sorensen

COUNTERSIGNED / CONTRESIGNE

⑈ 58688867⑈ ⑆ 02115⑈ 003⑆ 099⑈ 013⑈ 5⑈

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

LU SONG and YING ZHOU (the "Purchaser") (S)

Suite 1611 Tower ONE Unit 11 Level 15 (the "Unit")

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

Insert:

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

- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement;
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 29 day of June, 2017 (S)

Pauline
Witness:

Lu Song
Purchaser: Lu Song

Witness:

Ying Zhou
Purchaser: Ying Zhou (S)

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 19 day of July, 2017 (S)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]
Authorized Signing Officer
Have the authority to bind the Corporation

Confirmation of Co-operation and Representation

Form 320

for use in the Province of Ontario

BUYER: Alex Longuepee

SELLER: Steven Lo Song

For the transaction on the property known as: 1611-4011 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 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: ☐ 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)

1) ☐ The Listing Brokerage is providing Customer Service to the Buyer.

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 Seller;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the Buyer; information applies; or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- The price the Buyer should offer or the price the Seller should accept;
- And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.

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

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

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

☐ The Brokerage [does/does not] represent the Buyer and the property is 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)

AL
BUYER

DL

SS

BUYER

CO-OPERATING/BUYER BROKERAGE

SELLER

SS

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
..... to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
b) ☐ The Co-operating Brokerage will be paid as follows:

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

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

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

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

ROYAL LEPAGE KINGSBURY REALTY, BROKER
(Name of Co-operating/Buyer Brokerage)

30 EGLINTON AVE. W. MISSISSAUGA

Tel: (905) 568-2121 Fax: (905) 568-2588

Dongtao Hua Date: May 17/17
Authorized to bind the Co-operating/Buyer Brokerage

DONGTAO HUA

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

.....
(Name of Listing Brokerage)

Tel: Fax:

.....
(Authorized to bind the Listing Brokerage) Date:

.....
(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.

(Signature of Buyer) Date: May 12, 2017

Date: May 17, 2017

(Signature of Buyer) Date: May 12, 2017

Date: May 17, 2017

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OREA Ontario Real Estate Association
Agreement to Lease
Residential

Form 400
for use in the Province of Ontario

This Agreement to lease dated this 17 day of May, 2017
TENANT (Lessee), Alex Longuepee
(full legal names of all tenants)
LANDLORD (Lessor), Steven Lu Song
(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:
1611-4011 Brickstone Mews Mississauga LSB 0J7

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

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of this lease the sum of _____
One Thousand Six Hundred Sixty-Five Canadian Dollars (CDN\$ 1,665.00)
payable in advance on the first day of each and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers, upon acceptance _____
(herein or upon occupancy or otherwise described in this Agreement)
by negotiable cheque payable to Steven Lu Song "Deposit Holder"
in the amount of Three Thousand Three Hundred Thirty
Canadian Dollars (CDN\$ 3,330.00) 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: _____

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

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

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

INITIALS OF TENANT(S): AL

INITIALS OF LANDLORD(S): SL

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7. PARKING: 1 spot - # to be determined AZ (X)

8. ADDITIONAL TERMS:

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

10. IRREVOCABILITY: This offer shall be irrevocable by Landlord (Landlord/Tenant) until 11:30 p.m. on the 18 day of May 20 17 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

FAX No.: 905-368-2588 (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: real.scott@gmail.com (For delivery of Documents to Landlord) Email Address: (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 is made available by the Landlord and Tenant Board and available at www.tlb.gov.on.ca)

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

14. INSURANCES: 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): (P.L.)

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

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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 May 17, 2017

(Witness) _____

(Landlord or Authorized Representative)

(Seal)

DATE _____

(Witness) _____

(Guarantor)

(Seal)

DATE _____

We/1 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 May 17, 2017

(Witness) _____

(Landlord or Authorized Representative)

(Seal)

DATE _____

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

(Witness) _____

(Spouse)

(Seal)

DATE _____

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 8.00 p.m. this _____ day of _____, 20____.

(Signature of Landlord or Tenant)

LISTING BROKERAGE <u>Royal LePage Signature Realty</u> Tel.No. <u>905-568-2121</u>	
Co-op/Tenant Brokerage <u>ROYAL LEPAGE KINGSBURY REALTY BROKERAGE</u> Tel.No. <u>(905)568-2121</u>	
BROKER/SALESPERSON <u>DONGTAO HUA</u>	
(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 May 17, 2017

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 May 17, 2017

(Landlord) _____ DATE _____

(Tenant) _____ DATE _____

Address for Service _____

Address for Service _____

Landlord's Lawyer _____ Tel.No. _____

Tenant's Lawyer _____ Tel.No. _____

Address _____

Address _____

Email _____

Email _____

Tel.No. _____ FAX No. _____

Tel.No. _____ FAX No. _____

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

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

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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

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

TENANT (lessee), Alex Longuepee, and
LANDLORD (lessor), Steven Lu Song,
for the lease of 1611-4011 Brickstone Mews Mississauga
LSB 007 dated the 17 day of May, 2017

TENANT[S] AGREES TO;
Abide by and keep all the Rules and regulations of the Condominium Corporation.

Make no alterations and painting to the interior of the premises without the written of the Landlord.

Be responsible for the normal upkeep and maintenance of the unit, the appliances, and furnishings herein included in the renting, keep good housekeeping and leave the property in the same condition upon termination of this Lease. The Tenant will be responsibility the first \$100.00 for any repairs for appliance and premise. The Landlord will be in the responsible for the excess cost provided, However, the Tenant agrees to pay for all damages caused by the tenant or their guests, save and except for normal wear and tear. The Landlord retains the right to inspect and to do repairs inside the premises if necessary, upon notice being given to the Tenant in accordance with the "The Residential Tenancies Act".

The Tenant agrees to take due precautions against Flooding of Water or waste pipes and stoppage of the same in the rental premises. If flooding or clogging occurs by reason of the Tenant's neglect or recklessness. The Tenant shall repair the same at its own expense as well as pay for any damage caused to third parties.

Tenant agrees to notify the Landlord within 24 hours of any and all problems with the premises and leave access for the manager or appropriate trade personnel to fix the problem immediately, failing which the Tenant will be responsible. For all costs incurred.

To inspect the unit with Landlord or Landlord's agent prior to occupancy and provide a Key/Cleaning Refundable deposit in the amount of \$400 payable to Steven Lu Song

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

INITIALS OF TENANT(S):

AL

INITIALS OF LANDLORD(S):

SS

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**Schedule A
Agreement to Lease - Residential****Form 400**

for use in the Province of Ontario

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

TENANT (lessee), Alex Longuepee, and**LANDLORD (lessor),** Steven Lu Song,
for the lease of 1611-4011 Brickstone Mews Mississauga**L5B 0J7** dated the 17 day of May, 2017

Be responsible for insuring their own personal liability and personal content insurance and will provide proof of insurance prior to occupancy. The Tenant agrees to indemnify and save harmless the Landlords from any and all claims. A.L. [Tenant to initial]

Tenant acknowledges that under the Tenant Protection Act Section 20 (1), the Landlord or his agent has the right enter the unit as per the Landlord & Tenant Board without written notice, between 8 a.m. and 8 p.m. if a notice of termination has been given by either the Landlord or Tenant, or there is an agreement to terminate the tenancy, and the Landlord wants to show the unit to a potential new tenant (although notice is not required, the Landlord must try to tell the tenant before entering for this reason).

To provide post dated cheques in the amount of \$1,665 Canadian dollars, dated July 01, 2017 to ~~March 7, 2018~~ April 7, 2018 AL payable in the name of: Steven Lu Song (X)

To have the unit, appliances, floors and carpet professionally cleaned upon vacating of premises, not to allow any pets in the unit and not to allow smoking in the unit. Otherwise, The landlord has right to change the tenant Pets Deposit \$300 once the pets in the unit.

That the only residents to occupy premises during the term of this lease will be ones listed on the Rental Application and the Form 5. The Tenant may not grant permanent access for residential purpose to any person occupying the suite (room) without written permission from the landlord or his agent. Temporary access maybe granted to a maximum of 15 days, if longer temporary access/extension is required written permission must be obtained from the landlord or his agent.

To allow the landlord or his agent access to the list of permanent/temporary guest authorized by the tenant.

To pay fifty dollars (\$50) NSF charge for each returned cheque and replace money due with a bank draft or money order for the rent and NSF charge and interest payable at six percent (6%) delivered by courier to the address for service to the Landlord within 24 hours.

The unit keys are not to be duplicated without permission of the Landlord or his agent and must be returned in the same condition. If all key are not returned at the end of the lease, the Tenant agrees to pay for the cost of replacing the lock, fobs and all key, such cost will be deducted from the key deposit and stipulated in Key Clause of this schedule. It is understood and agreed that a facsimile of this document will be considered as a true copy of the same. The Lessor and the Lessee both agree that upon acceptance of this offer, this document will constitute a Tenancy Lease if no other Tenancy agreement is signed.

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

INITIALS OF TENANT(S):

AL

INITIALS OF LANDLORD(S):

SL

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

TENANT (Lessee), Alex Longuepecc....., and
LANDLORD (Lessor), Steven Lu Song.....
for the lease of 1611-4011 Brickstone Mews..... Mississauga.....
L5B 0Y7..... dated the 17..... day of May....., 2017.....

Termination of Agreement Upon:

- a) Continuing violation by the tenant of any of her/ his covenant herein; or
- b) Failure of the Tenant to pay the rent when due and payable;

Then and in any such event, the landlord has the option to terminate this Agreement, and proceed to recover possession of the Rental Premise.

If, after a notice of termination made in accordance with the Tenant Protection Act, the Tenant remains in possession without the Landlord's consent, the Landlord may apply to the Ontario Rental Housing Tribunal for an eviction order. The Landlord may also apply for the compensation for any damage, and compensation for use and occupation after termination.

At the Expiration or completion of the term or Termination of this Agreement, the Tenant shall vacate the Rental Premise and return the premise, fixtures and all appliance herein specified to the Landlord in accordance with the terms of this Agreement. At the same time, the Tenant shall clean the Rental premise, remove all trash and deliver all keys to the Rental Property, to the entrance of the building, to underground parking, to locker and mail mailbox keys to the Landlord or his agent within 24 hours.

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

INITIALS OF TENANT(S):

(Signature)

INITIALS OF LANDLORD(S):

(Signature)

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

TENANT (Lessee), Alex Longuepee,
LANDLORD (Lessor), Steven Lu Song,
for the lease of 1611-4011 Brickstone Mews Mississauga,
L5B 0J7 dated the 17 day of May, 2017

Tenant hereby acknowledges that Royal LePage Signature Realty ("Deposit Holder") advises that the deposit for this transaction attracts interest at the rate of Prime minus 2.25%. Any interest accrued on said deposit, in excess of \$50.00 ("Administration Fee"), shall be paid to the Tenant following successful completion of this transaction. Interest can only be paid upon receipt of a valid Social Insurance Number as required by the Income Tax Act.

The Landlord and the Tenant agree and/or acknowledge that no information provided by Royal LePage Signature Realty, Brokerage is to be construed as expert legal, financial, tax, building condition, construction, environmental or other professional advice and that they have had the opportunity to consult with any such professional advisers prior to signing this Agreement.

The Tenant agrees to pay the deposit holder a service charge of \$40.00 for any dishonoured deposit cheque paid to the company.

For all intents and purposes, the Tenant and the Landlord agree for giving any notices pertaining to the Agreement, the terms "banking days" or "business days" shall mean any day, other than Saturday, Sunday or Statutory Holiday in the Province of Ontario.

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

INITIALS OF TENANTS:

(Signature)

INITIALS OF LANDLORD(S):

(Signature)

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May 15, 2017

To whom this may concern,

This letter is to confirm that Alex Longuepee has been employed by Randstad since August 22, 2016.

Alex is now an Assistant Branch Manager at our Square One Mississauga branch. His base annual salary is \$53,000.

Please let me know if you have any additional questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read 'Alex Longuepee', written over a circular stamp.

Alex Longuepee

Senior Branch Manager

RANDSTAD

201 City Centre Drive, Suite 101

Mississauga, ON L5B 2T4

905-814-6554 ext. 5309

* 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	ALEX N LONGUEPEE		
SIN	546XXX302		
Date of Birth	1988-09-XX		
Current Address		Previous Address	
Address	386 SHERIDAN ST BRANTFORD, ON	Address	256 LAKESHORE RD E APT 2 MISSISSAUGA, ON
Date Reported	2017-04 2016-10 2015-11	Date Reported	2017-04 2016-10 2015-11
Current Employment		Previous Employment	
Employer	RANSTAD INTERM INC	Employer	TU GROUP
Occupation		Occupation	
		Employer	SELF EMPLOYED
		Occupation	INSURANCE AGENT

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

CIBC CARD SERVICES

Phone Number	Not Available	High Credit/Credit Limit	\$5,000.00
Account Number	XXX...481	Payment Amount	\$23.00
Association to Account:	Individual	Balance	\$4,076.00
Type of Account	Revolving	Past Due	\$0.00
Date Opened	2006-09	Date of Last Activity	2017-05
Status	Paid as agreed and up to date	Date Reported	2017-05

Months Reviewed	72
Payment History	No payment 30 days late No payment 60 days late No payment 90 days late

Prior Paying History:

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

CIBC

Phone Number: (416)980-7049 High Credit/Credit Limit: \$34,900.00
Account Number: XXX,431 Payment Amount: Not Available
Association to Account: Individual Balance: \$0.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2015-03 Date of Last Activity: 2017-04
Status: Paid as agreed and up to date Date Reported: 2017-05
Months Reviewed: 26

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

Prior Paying History:

Comments: Personal line of credit
Monthly payments

VISA DESJARDINS

Phone Number: (800)363-3380 High Credit/Credit Limit: \$300.00
Account Number: XXX,000 Payment Amount: Not Available
Association to Account: Individual Balance: \$0.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2015-03 Date of Last Activity: 2015-04
Status: Paid as agreed and up to date Date Reported: 2017-04
Months Reviewed: 24

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

Prior Paying History:

Comments: Account paid
Monthly payments

CIBC

Phone Number: (888)264-6843 High Credit/Credit Limit: \$177,000.00
Account Number: XXX,161 Payment Amount: \$755.00
Association to Account: Individual Balance: \$0.00
Type of Account: Mortgage Past Due: \$0.00
Date Opened: 2015-09 Date of Last Activity: 2017-04
Status: Paid as agreed and up to date Date Reported: 2017-04
Months Reviewed: 20

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

Prior Paying History:

Comments: Account paid
Mortgage

* This item is not displayed to all credit grantors. It does not impact your credit score as returned on this report, however some lenders may use a different score where it is factored in to the scoring algorithm.

TDCT

Phone Number: (800)832-3321 High Credit/Credit Limit: \$38,058.00
Account Number: XXX,201 Payment Amount: \$453.00
Association to Account: Individual Balance: \$29,589.00
Type of Account: Installment Past Due: Not Available
Date Opened: 2015-09 Date of Last Activity: 2017-04
Status: Paid as agreed and up to date Date Reported: 2017-04
Months Reviewed: 19

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

Prior Paying History:

Comments: Monthly payments

MBNA

Phone Number: (888)876-6262 High Credit/Credit Limit: \$1,700.00
Account Number: XXX,596 Payment Amount: Not Available
Association to Account: Individual Balance: \$0.00

Type of Account: Revolving
Date Opened: 2008-01
Status: Paid as agreed and up to date
Months Reviewed: 47
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

ROGERS COMMUNICATION

Phone Number: (877)764-3772
Account Number: XXX...951
Association to Account: Individual
Type of Account: Open
Date Opened: 2012-07
Status: Paid as agreed and up to date
Months Reviewed: 56
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments

CIBC

Phone Number: (416)860-7049
Account Number: XXX...717
Association to Account: Individual
Type of Account: Installment
Date Opened: 2014-10
Status: Paid as agreed and up to date
Months Reviewed: 12
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History:
Comments: Account paid
Note loan

SERV. CARTES DESJ

Phone Number: (514)875-8750
Account Number: XXX...400
Association to Account: Individual
Type of Account: Installment
Date Opened: 2015-04
Status: Paid as agreed and up to date
Months Reviewed: 52
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Account paid
Deferred payment plan

CHASE FUTURE SHOP PL

Phone Number: (877)862-1214
Account Number: XXX...283
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2010-07
Status: Paid as agreed and up to date
Months Reviewed: 49
Payment History: No payment 30 days late
No payment 60 days late

Prior Paying History
Comments:

No payment 90 days late

Transferred or sold
Monthly payments

CIBC

Phone Number (905)566-2072 High Credit/Credit Limit \$20,000.00
Account Number XXX-486 Payment Amount: Not Available
Association to Account: Individual Balance: \$0.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2013-06 Date of Last Activity: 2014-10
Status: Paid as agreed and up to date Date Reported: 2015-05

Months Reviewed: 23

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

Prior Paying History:
Comments:

Account paid
Personal line of credit

TD AUTO FINANCE CAN

Phone Number (800)832-3321 High Credit/Credit Limit \$19,511.00
Account Number XXX-111 Payment Amount: \$321.00
Association to Account: Individual Balance: \$0.00
Type of Account: Installment Past Due: \$0.00
Date Opened: 2013-07 Date of Last Activity: 2014-06
Status: Paid as agreed and up to date Date Reported: 2014-08

Months Reviewed: 14

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

Prior Paying History:
Comments:

Account paid
Auto

CDA STUDENT LOANS PR

Phone Number (888)615-4514 High Credit/Credit Limit \$1,927.00
Account Number XXX-489 Payment Amount: Not Available
Association to Account: Individual Balance: \$0.00
Type of Account: Installment Past Due: \$0.00
Date Opened: 2008-01 Date of Last Activity: 2013-07
Status: Paid as agreed and up to date Date Reported: 2014-08

Months Reviewed: 40

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

Prior Paying History:
Comments:

Account paid
Student loan

CIBC

Phone Number (705)949-0297 High Credit/Credit Limit \$20,000.00
Account Number XXX-527 Payment Amount: Not Available
Association to Account: Joint Balance: \$0.00
Type of Account: Revolving Past Due: \$0.00
Date Opened: 2008-08 Date of Last Activity: 2013-06
Status: Paid as agreed and up to date Date Reported: 2014-01

Months Reviewed: 33

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

Prior Paying History:
Comments:

Account paid
Monthly payments

TELUS MOBILITY

Phone Number (800)777-1888 High Credit/Credit Limit: \$581.00
Account Number XXX...138 Payment Amount: Not Available
Association to Account Individual Balance: \$0.00
Type of Account Open Past Due: \$0.00
Date Opened 2012-01 Date of Last Activity: 2012-09
Status: Paid as agreed and up to date Date Reported: 2013-02

Months Reviewed 14
Payment History No payment 30 days late
No payment 60 days late
No payment 90 days late

Prior Paying History
Comments Account Closed
Monthly payments

NISSAN

Phone Number Not Available High Credit/Credit Limit: \$23,342.00
Account Number XXX...001 Payment Amount: \$385.00
Association to Account Individual Balance: \$0.00
Type of Account Installment Past Due: \$0.00
Date Opened 2012-01 Date of Last Activity: 2012-07
Status: Paid as agreed and up to date Date Reported: 2012-08

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 paid
Auto

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 or: 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 Moveable/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 SFRV Date Filed: 2015-10
Industry Class 710726787 TO AUTO FINANCE
Maturity Date: (CANADA) INC \$38057

2017-5-15

Equifax Personal Solutions: Credit Reports, Credit Scores, Protection Against Identity Theft and more

Comments:	Security Deposit Unknown		
Secured Loans			
Court Name:	MINISTRY GOVT SERV	Date Filed:	2013-08
Industry Class:		Creditor's Name and Amount:	689730351 TD AUTO FINANCE (CANADA) INC \$18510
Maturity Date:			
Comments:	Security Discharged		
Secured Loans			
Court Name:	MINISTRY GOVT SERV	Date Filed:	2012-02
Industry Class:		Creditor's Name and Amount:	676092294 NISSAN CANADA FINANCE A DIVISION OF \$23381
Maturity Date:	2018-01		
Comments:	Security Discharged		
Secured Loans			
Court Name:	MINISTRY GOVT SERV	Date Filed:	2012-02
Industry Class:		Creditor's Name and Amount:	675998127 NISSAN CANADA FINANCE A DIVISION OF \$23342
Maturity Date:	2018-01		
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.

2017-04-13	CIBC (416)980-7049
2017-01-07	CIBC CLIENT ASSESSEME (800)465-2422
2016-05-25	CIBC (800)465-2422
2015-10-03	CAPITAL ONE COSTCO (800)723-3500
2015-09-28	BENNETT CHEV CAD BUI (519)621-1250
2015-09-28	TD AUTO FINANCE CAN (800)832-3321
2015-07-29	CIBC (886)778-8886
2015-02-19	C I B C (800)465-2422
2014-09-29	C I B C (800)465-2422

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.

2017-05-12	BORROWELL INC (416)800-0950
2017-04-30	CIBC ACCOUNT UPDATE (800)465-2255
2017-03-20	AUTH CPC ECOA (800)267-1177
2017-03-09	TDCT (866)222-3456
2017-03-06	EQUIFAX PERSONAL SOL (800)871-3250
2016-11-03	BORROWELL (416)800-0950
2016-09-18	BORROWELL (416)800-0950
2016-08-07	AUTH BORROWELL INC (416)800-0950
2016-08-07	BORROWELL INC (416)800-2081
2016-04-09	AUTH ONTARIO LOTTERY (855)978-7529
2015-07-31	CMHC SCHIL 03 (868)63-6454

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.



Driver's Licence
Permis de conduire

ON
CANADA



NAME NOM
RIDDLE,
ALEXANDRA SOPHIE
350 SHERIDAN ST
BRANTFORD, ON, N3S 4S2

NUMBER
NUMERO
R4126 - 01989 - 16216
2016/12/06

EXPIRY
EXPIRE
2017/12/27

SEX SEXE
F

HEIGHT HAUT
160 cm

CLASS
CLASSE
G2

VALID FOR
VALABLE
1989/12/10



NEGOTIABLE IN CURRENT TYPING RATE FOR DEMAND EXCHANGE ON CANADA
SECURITY: ALL CIBC'S ACCOUNTS ENVOIERS PAR SURETTE A VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

09022 - MISSISSAUGA CITY CENTRE
MISSISSAUGA, ON

5568 4289 6
2017-05-23
DATE
Y/A MM D/J
27-43248

*****3,350.00

CAD
CANADIAN DOLLARS
DOLLARS CANADIENS

NOT OVER / NE DOIT PAS EXCÉDER Cinq MILLS DOLLARS
POUR LA BANQUE CANADIAN IMPERIAL BANK OF COMMERCE

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER Cinq MILLS DOLLARS

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

[Signature]

MAILED
710 BC 201501
TO
TIRE

556842896 09502010: 03022213218



RBC Royal Bank

November 03, 2016

LU STEVEN SONG
4773 BLUEFEATHER LANE
MISSISSAUGA, ON L5R 0C8

Royal Bank of Canada
MISS ON-PARKSIDE VILLAGE
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON L5B 0G4
Tel: 1-800-769-2511
Fax: 1-905-273-3869

Dear LU STEVEN SONG,

Re: Mortgage application number:

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

Property: UNIT 1611 4011 BRICKSTONE MEWS
MISSISSAUGA, ON L5B 0G3

Mortgage details:

Mortgage amount:	\$ 223,520.00.
Amortization period:	30.00 years.
Interest rate:	2.640000 % per year — calculated semi-annually, not in advance.
Term:	60 months
Type:	Fixed Closed
Principal & Interest:	\$ 897.84
Property Taxes:	\$ 2,324.00
HomeProtector® Premium*	\$ 0.00 ³
Total Payment:	\$ 897.84
Payment frequency:	Monthly
Closing date:	June 30, 2017
Interest adjustment date:	June 30, 2017
First payment due date:	July 30, 2017
Rate commitment expiry date:	July 23, 2017

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

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



If you have any questions, call me at 1-416-829-6128. As always, I'm available anytime, and I'll be happy to help. Congratulations again, and best wishes with your new home!

Yours truly,

RUTH LILY LIM
Mortgage Specialist
Cell: 1-416-829-6128.
E-mail: ruth.lim@rbc.com

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

RBC-1-32272-201508-5-1-529857963-5-581B8658A7150230E10080020AD005D6-2-2-

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S 32272 (2015/06)

