

Worksheet

Leasing

Suite: 3003 Tower: PSV Date: May 10/17 Completed by: Silvi

Gerardo Daneje

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
 20% \$27,380.00
- ✓ ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership.
 N/A \$0.00 Leasing
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 20,000
- ✓ ☒ Copy of Tenant's ID Rec'd May 12/17
- ✓ ☒ Copy of Tenant's First and Last Month Rent Rec'd May 12/17
- ✓ ☒ 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:

The Toronto-Dominion Bank

5731 HIGHWAY 7 UNIT 26
WOODBIDGE, ON L4L 4Y9

82292105

DATE 2017-07-24
YYYYMMDD

Transit-Serial No. 1885-82292105

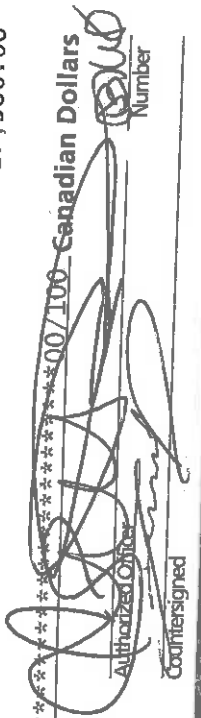
Pay to the Order of AIRD + BERLIS LLP IN TRUST

\$ *****27,380.00

TWENTY SEVEN THOUSAND THREE HUNDRED EIGHTY**
Authorized signature required for amounts over CAD \$5,000.00

*****00/100 Canadian Dollars

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


Authorized Officer
Countersigned

Number

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

PSV # 3003

⑈82292105⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

GERARDO A. DANESE (the "Purchaser")

Suite 3003 Tower ONE Unit 3 Level 29 (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 Zero Dollars (\$0.00) 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 19 day of JUNE 2015.



Witness:


Purchaser GERARDO A. DANESE

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 28 day of JUNE 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

Agreement to Lease
Residential

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 6day of May2017TENANT (Lessee), Rana Chatterjee

(Full legal name of all tenants)

LANDLORD (Lessor), Gerardo A. Danese

(Full legal name of landlord)

ADDRESS OF LANDLORD

(Legal address for the purpose of recording notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions 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:

#3003 4011 BRICKSTONE MEWS

Mississauga

LSB 017

2. TERM OF LEASE: The lease shall be for a term of 1 Yearcommencing June 1, 20173. RENT: The Tenant will pay to the said landlord monthly and every month during the said term of the lease the sum of \$590One Thousand Five Hundred Eighty NineCanadian Dollars (CDN\$ 1,589.00)

payable in advance on the first day of each and every month during the currency of this 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

hereof, upon acceptance/as otherwise described in this Agreement

by negotiable cheque payable to WEST-100 METRO VIEW REALTY LTD.

"Deposit Holder"

in the amount of Three Thousand One Hundred EightyCanadian Dollars (CDN\$ 3,180.00)as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. USE: The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for: Single Family Residence

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

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

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 rolls 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)

INITIALS OF LANDLORD(S)

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7. **PARKING:** 1 Underground Parking Space

8. **ADDITIONAL TERMS:** One Locker

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant, until 8:00 p.m. on the 7 day of May

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.: 905-238-0020

(for delivery of Documents to Landlord)

FAX No.: 416-987-4659

(for delivery of Documents to Tenant)

Email Address: Omar.s@realestate.com

(for delivery of Documents to Landlord)

Email Address: realestate@comymonright.com

(for delivery of Documents to Tenant)

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

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

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

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

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

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

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

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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20. **BIDDING 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 6, 2017

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Secretary)

(Seal)

DATE

We, 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 6, 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 were finally accepted by all parties at 7:00 a.m. on May 7, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage: WEST-100 METRO VIEW REALTY LTD.

Tel. No. (905) 238-8336

OMAR KANAAN SHAAATH

Co-op/Tenant Brokerage: GRANGE REAL ESTATE INC.

Tel. No. (416) 299-1911

CORY MCNAUGHT

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

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

(Landlord)

DATE May 6, 2017

(Tenant)

DATE May 7, 2017

(Landlord)

DATE

(Tenant)

DATE

Address for Service

Address for Service

Tel. No.

Tel. No.

Landlord's Lawyer

Tenant's Lawyer

Address

Address

Email

Email

Tel. No.

Tel. No.

FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

In consideration for the Co-operating Brokerage providing the foregoing Agreement to Lease with the Transaction of contemplation in the MLS Rules and Regulations of any Real Estate Board shall be reasonable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

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

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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Form 401

for use in the Province of Ontario

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

TENANT (lessee), Rana Chatterjee**LANDLORD (lessor),** Gerardo A. Danese

for the lease of #3003 - 4011 Brickstone Mews

Mississauga

LSB 037

dated the 6 day of May

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 Tenant agrees to provide the Landlord with 10 post dated cheques starting from July 1, 2017.

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

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property within 60 days prior to the end of the Lease term.

Landlord shall pay real estate taxes, and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property. Tenant agrees to have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant agrees to pay the first \$75.00 for any minor service needed in condo premises.

Landlord warrants that all appliances, chattels and fixtures will be in good working order prior to occupancy.

Tenant agrees to pay Landlord a \$300 refundable key/fob deposit to be returned on Lease completion and all keys/fobs returned.

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

INITIALS OF TENANTS:**INITIALS OF LANDLORD(S):**

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

BUYER: Rana Chatterjee

and
SELLER: Gerardo A. Danese

for the property known as: #3003, 4011 Brickstone Mews Mississauga

LSB 017

dated the 6 day of May, 2017.

West-100 Metro View Realty Ltd. advise the parties to this Agreement that the Real Estate Trust account, in which the deposit for this transaction (The Deposit) shall be placed in a Non Interest Bearing Real Estate Trust Account, earning no interest on the deposit and unless it is requested by the Parties in writing in this Agreement that the deposit be placed in an interest bearing Term deposit there will be no interest paid or earned on the deposit funds being held.

The Buyer agrees to provide a certified cheque or bank draft as a deposit within one (1) banking day (excluding Saturdays, Sunday and statutory holidays) from the date of acceptance of this offer. No cash deposits will be accepted.

The Parties to this Agreement acknowledge that the real estate Broker(s) so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by West-100 Metro View Realty Ltd. is to be construed as legal, tax or environmental advice and all sizes and measurements are approximate and is to be verified by the Buyer.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Seller, West-100 Metro View Realty Ltd. or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Brokerages and registrants named in the attached Confirmation of Cooperation and Representation represent and warrant that they have fully complied with the FDT/CRAC requirements for customer/client identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment and have such information on file and available for inspection.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S)

(Signature)

INITIALS OF SELLER(S)

(Signature)

BUYER: Rama Chatterjee

SELLER: Gerardo A. Danese

For the transaction on the property known as: #3003-4011 BRICKSTONE MEWS Mississauga L5B 0J7

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation:

"Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the Brokerage agrees 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 his/she is insured as required by the Real Estate and Business Brokers Act, 2002 (RREBA 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)

- 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 material information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practices;
- 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 ☐ 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 services 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.
1/2 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 information a 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 CREA 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)

GRANGE REAL ESTATE INC.

(Name of Co-operating/Buyer Brokerage)

1 YONGE STREET SUITE 1801 TORONTO

Tel: (416) 299-1911 Fax: (416) 987-4639

(Authorized to bind the Co-operating/Buyer Brokerage) Date: 05/06/2017

CORY MCNAUGHT

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

WEST-100 METRO VIEW REALTY LTD.

(Name of Listing Brokerage)

129 FAIRVIEW ROAD WEST MISSISSAUGA

Tel: (905) 238-8336 Fax: (905) 238-0120

(Authorized to bind the Listing Brokerage) Date: May 6, 2017

OMAR KANAAN SHAATH

(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 this transaction)

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

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

I have reviewed, read, and understood the above information.

X.  Date: May 6, 2017

(Signature of Buyer) Date: May 6, 2017

(Signature of Buyer) Date:

(Signature of Seller) Date:

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WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7

O: 905-238-8335 F: 905-238-0020

DEPOSIT RECEIPT

DATE: May 10, 2017

RECEIVED FROM: Cory McNaught - Grange Real Estate Inc.

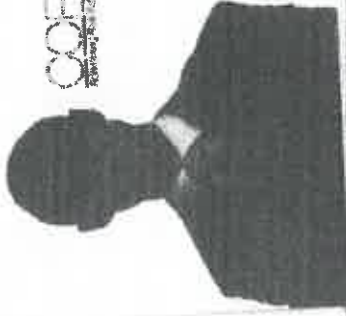
PAYMENT METHOD: Td Bank Draft

DEPOSIT AMOUNT: \$3,180.00 - first and last month

PROPERTY: #3003 - 4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage



CORY McNAUGHT

DEBIT 1047/2013 3628
CIBN 1046/2013 1911
FBI 1046/2013 1911
moderate.com/mcnaught/cor
www.CORYMcNAUGHT.com

1035871615

THIS DOCUMENT MUST BE PRESENTED TO THE BANK FOR DEPOSIT

The Toronto-Dominion Bank

4185 LIVING ARTS DRIVE UNIT 5
MISSISSAUGA ON L5B 0H7

Pay to the order of West 100 Metro view Realty Ltd

78478636

2017-05-10
EXPIRY DATE

Transit-Serial No. 1312-78478636

\$ *****3,180.00

THREE THOUSAND ONE HUNDRED EIGHTY**00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5C 1A2

Authorized Officer

Counter-signed

Number

OUTSIDE CANADA: 1-800-363-6767 (Toll-free) 1-800-363-6767 (Toll-free) 1-800-363-6767 (Toll-free)

1035871615 10951200418

3808

TD Canada Trust
PERSONAL CR - MMS/BROKER
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

February 1st, 2016

Gerardo A. Danese
240 Forest Drive
Woodbridge, ON
L4L 3T5

Dear Valued Customer:

Re: Mortgage Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 3003 - 4011 Brickstone Mews, Mississauga, Ontario, PSV – Tower One (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Gerardo A. Danese
Principal Amount:	\$286,900.00
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	May 1 st , 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option:	Closed to prepayment privileges, subject to terms of mortgage
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	April 13 th , 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

This Approval Confirmation is valid until April 24th, 2017.

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

Standard Conditions

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;
528322 (0212)
- Valid First Mortgage Security to be provided on the Property.
528322

I/We hereby make application to rent #3003-4011 BRICKSTONE MEWS Mississauga L5B 0J7

from the 1 day of June 2017 at a monthly rental of \$1,550.00

to become due and payable in advances on the 1st day of each and every month during my tenancy.

1. **Name** Rana Chatterjee Date of birth July 11, 1970 SIN No. (Optional)

Drivers license No C3256-640007-00711 Occupation Project Manager

2. **Name** Date of birth SIN No. (Optional)

Drivers license No Occupation

3. **Other Occupants:** Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? NO If so, describe

Why are you vacating your present place of residence?

LAST TWO PLACES OF RESIDENCE

Address 1109-310 Burnhamthorpe Rd. W. Address

Mississauga, Ontario L5B 4P9

From September 2012 To Present From To

Name of Landlord James Fandbech Name of Landlord

Telephone: 289-242-7895 Telephone:

PRESENT EMPLOYMENT

Employer Sigmatronix Data Solutions Inc.

Business address 161 Bay St. Suite 2220, Toronto, ON

Business telephone 416-889-4378

Position held Project Manager

Length of employment 4 Years

Name of supervisor Marlin Menezes

Current salary range: Monthly \$ 7,200.00

PRIOR EMPLOYMENT



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SPOUSE'S PRESENT EMPLOYMENT

Employer
Business address
Business telephone
Position held
Length of employment
Name of supervisor

PRIOR EMPLOYMENT

.....
.....
.....
.....
.....

Current salary range: Monthly \$

Name of Bank ICICI Bank Branch Hurontario

Address Mississauga (Dundas & Hurontario)

Checking Account #

Savings Account #

FINANCIAL OBLIGATIONS

Payments to **Amount: \$**

Payments to **Amount: \$**

PERSONAL REFERENCES

Name Sanjay Choidhury **Address**

Telephone: 289-242-7895 **Length of Acquaintance**

Occupation

Name Fatima Khan **Address**

Telephone: 905-916-2252 **Length of Acquaintance**

Occupation

AUTOMOBILE(S)

Make Mercedes Benz **Model** ML430 **Year** 2002 **Licence No**

Make **Model** **Year** **Licence No**

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

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

x  **May 6/17**
Signature of Applicant Date

Signature of Applicant

Date

Telephone: 647-224-2014

Telephone:



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April 19, 2017

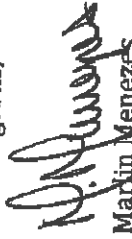
Subject: Letter of Employment

To whom it may concern:

This letter is to confirm the employment of **Rana Chatterjee** with Sigmatronix Data Solutions Inc. Rana started on January 14, 2013 and holds the position of Project Manager. Rana is a permanent full-time employee, working a standard workweek of 37.5 hours. His compensation annually is \$86,800.00 plus a variable/incentive compensation.

Should you require additional information, please do not hesitate to contact myself at 416 889 4378.

Kind Regards,


Martin Menezes
Managing Partner

Sigmatronix Data Solutions Inc.

2220-161 Bay Street, Toronto, Ontario, M9C 4V5

416-889-4378

info@sigmatronixds.com



Print This Page

Clear Window

Equifax Credit Report and Score™ as of 03/02/2017

Name: Rana Chatterjee

Confirmation Number: 2161817004

Credit Score Summary

Where You Stand

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

754 | Very Good



What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

Utilization for open trades.

Number of revolving trades with high utilization in last 6 months.

Average utilization for open revolving trades.

Your Loan Risk Rating

754 | Very Good

Your credit score of 754 is better than 38% of Canadian consumers.

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

The Bottom Line :

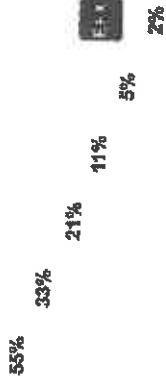
Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for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

You may be able to obtain higher than average credit limits on your credit card.

Many lenders may offer you attractive interest rates and offers.

You may qualify for some special incentives and rewards that aren't always offered to the general public.

Delinquency Rates*



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.

300-499	500-549	550-599	600-649	650-699	700-749	750-799
---------	---------	---------	---------	---------	---------	---------

1%

800+

* 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:

SIN:

Date of Birth:

RAHA CHATTERJEE

541XXX920

1970-07-XX

Other Names:

Also Known as:

RAHA CHATTERJEE XX

Current Address

Address:

Date Reported:

1109-310 BURNHAMTHORPE RD. W

MISSISSAUGA, ON

2016-10 2015-07

Previous Address

Address:

Date Reported:

Current Employment

Employer:

Occupation:

BRINKS DATA SOLUTIONS

PROJECT MANAGER

Previous Employment

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.

TD CREDIT CARDS

Phone Number: (800)983-8472
Account Number: XXX...620
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2012-05
Status: Paid as agreed and up to date
Months Reviewed: 34
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit:
Payment Amount: \$3,500.00
Balance: \$0.00
Past Due: \$0.00
Date of Last Activity: 2017-02
Date Reported: 2017-02

Prior Paying History:

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

CAPITAL ONE BANK

Phone Number: (800)728-3277
Account Number: XXX...154
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2011-08
Status: Paid as agreed and up to date
Months Reviewed: 38
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit:
Payment Amount: \$500.00
Balance: \$0.00
Past Due: \$0.00
Date of Last Activity: 2017-02
Date Reported: 2017-02

Prior Paying History:

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

ROYAL BANK OF CANADA

Phone Number: (905)764-4431
Account Number: XXX...001
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2013-03
Status: Paid as agreed and up to date
Months Reviewed: 20
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late

High Credit/Credit Limit:
Payment Amount: \$10,000.00
Balance: \$0.00
Past Due: \$0.00
Date of Last Activity: 2016-12
Date Reported: 2017-02

Prior Paying History:

Comments: Monthly payments

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3908

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.

(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

The following inquiries were generated because the listed company requested a copy of your credit report. An inquiry made by a creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2015-07-21	MSNA (613)740-2306
2014-06-23	LONG MCQUADE MUSIC (416)588-7886
2014-06-01	CAPONE BANK (800)481-3239
2014-04-13	PRESIDENTS CHOICE MC (866)246-7262

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.

2017-03-02	AUTH ECONSUMER REQUE (Phone Number Not Available)
2013-11-18	EQUIFAX PERSONAL SOL (800)971-3250
2013-11-10	CAPITAL ONE (800)481-3239

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) 356-8502

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.