Worksheet
Leasing

Reviewed July 27/17

Suite: 3601 **Tower:** PSV **Date:** May 24/17 **Completed by:** Silvi

Sangita Badwal

Please mark if completed:

- ✓ Copy of 'Lease Prior to Closing' Amendment
- ✓ Copy of Lease Agreement
- ✓ Certified Deposit Cheque for Top up Deposit to ~~25%~~ 20% payable to <u>Blaney McMurtry LLP in Trust</u> N/A paid @ occupancy
- ✓ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to <u>Amacon City Centre Seven New Development Partnership</u>. $1,000 + HST. Draft No. 884578.
- ✓ Agreement must be in good standing. Funds in Trust: $ 45,386. .
- Copy of Tenant's ID
- ✓ Copy of Tenant's First and Last Month Rent
- Copy of Tenant's employment letter or paystub – Missing but gave credit check
- ✓ 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: 647-400-9232 (Jasvir Badwal)

jassi_badwal70@hotmail.com

BMO Bank of Montreal · Banque de Montréal

884578

BRAMALEA AND SANDALWOOD
10575 BRAMALEA ROAD
BRAMPTON, ONTARIO, CANADA L6R 3P4

DATE 2017 05 24
Y/A M/M D/J

CTI

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

Pay to the order of
Payez à l'ordre de Amacon City Centre Seven New Development Partnership $ 1130~

BANK OF MONTREAL CAD *******1130 00 /100 Canadian Dollars Canadiens

Sangita R Badwal
Purchaser's Name/Nom de l'acheteur

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

6 Selhurst Dr Brampton ON
Purchaser's Address/Adresse de l'acheteur

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

PSV 3601 - Leasing fee.

⑆06952⑈001⑆ 30500188457810⑈ 90

Prod. 1065412 - Form 873 BL (05/07)

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the **"Vendor"**) and
SANGITA RANI BADWAL (the **"Purchaser"**)

Suite **3601** Tower **ONE** Unit **1** Level **35** (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 percent (20%) 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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses(including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;

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

(e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Dollars ($1,000.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 24th day of May 2017.

Witness: [signature]

Sangita Rani
Purchaser: **SANGITA RANI BADWAL**

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 27 day of July **2017.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

masql_308.rpt 26sep16

OREA Ontario Real Estate Association

Form 400
for use in the Province of Ontario

Agreement to Lease
Residential

Toronto Real Estate Board

This Agreement to Lease dated this 12th day of May, 2017

TENANT (Lessee), Kanwal Jiwan
(Full legal names of all Tenants)

LANDLORD (Lessor), Sangita Rani Badwal
(Full legal name of Landlord)

ADDRESS OF LANDLORD 3601-4011 Brickstone Mews
(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: 3601-4011 Brickstone Mews

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

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of One Thousand Six Hundred Twenty-Five Canadian Dollars (CDN$ 1,625.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers Upon Acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to World Class Realty Point "Deposit Holder"
in the amount of Three Thousand Two Hundred Fifty
Canadian Dollars (CDN$ 3,250.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

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

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

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): KJ X

INITIALS OF LANDLORD(S): X

7. **PARKING:** One Parking and One Locker

8. **ADDITIONAL TERMS:**

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 ~~a.m.~~/p.m. on the 15 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.: (416) 987-5955 (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: (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 as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

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

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

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

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

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

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

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

INITIALS OF TENANT(S): X KJ **INITIALS OF LANDLORD(S):** X

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) .... X (Tenant or Authorized Representative) (Seal) DATE 12 May, 2017.

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

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

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

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

(Witness) .... X (Landlord or Authorized Representative) (Seal) DATE 13 May, 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 10:00 a.m./p.m. this 13 day of May, 20 17. X (Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage World Class Realty Point .... Tel.No.(416) 444-7653

.... (Salesperson / Broker Name)

Co-op/Tenant Brokerage .... Tel.No.( )

.... (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.

X (Landlord) .... DATE 13/05/17

(Landlord) .... DATE ....

Address for Service 3601-4011 Brickstone Mews ....

.... Tel.No.( )

Landlord's Lawyer ....

Address ....

Email ....

( ) .... Tel.No. ( ) .... FAX No.

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

X (Tenant) .... DATE 13 May, 2017

(Tenant) .... DATE ....

Address for Service ....

.... Tel.No.( )

Tenant's Lawyer ....

Address ....

Email ....

( ) .... Tel.No. ( ) .... FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

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

OREA Ontario Real Estate Association

Form 320
for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto Real Estate Board

BUYER: Kanwal Jiwan

SELLER: Sangita Rani Badwal

For the transaction on the property known as: 3601-4011 Brickstone Mews

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation:
"Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to included other remuneration.

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

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

1. LISTING BROKERAGE

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

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

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

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

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

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

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

.....

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

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

☐ by the Seller in accordance with a Seller Customer Service Agreement

or: ☐ by the Buyer directly

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

.....

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

KJ			
BUYER	**CO-OPERATING/BUYER BROKERAGE**	**SELLER**	**LISTING BROKERAGE**

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)

.... (Name of Co-operating/Buyer Brokerage)	Gold Class Realty Point (Name of Listing Brokerage)
....	240 Duncan Mill Toronto.
Tel: .... Fax:	Tel: 416-444-7653 Fax: 416-987-5955
(Authorized to bind the Co-operating/Buyer Brokerage) Date:	(Authorized to bind the Listing Brokerage) Date: 12 May, 2017
(Print Name of Broker/Salesperson Representative of the Brokerage)	Prashant Mithi (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.

X KJ
BUYER'S INITIALS

X
SELLER'S INITIALS

ACKNOWLEDGEMENT

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

X .... (Signature of Buyer) Date: ....

(Signature of Buyer) Date: ....

X .... (Signature of Seller) Date: 13 May, 2017

(Signature of Seller) Date: ....

OREA Ontario Real Estate Association

Form 105
for use in the Province of Ontario

Schedule B
Agreement of Purchase and Sale

Toronto Real Estate Board

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

BUYER, KANWAL JIWAN

SELLER, SANGITA RANI BADWAL, and

for the property known as 3601 - 4011 Brickstone Mews

dated the 12 day of May, 2017

The parties to this Agreement hereby acknowledge and agree that the Deposit Holder World Class Realty Point, Brokerage shall place the deposit in the Deposit Holder's non- interest bearing real estate trust account, which does not earn interest, and the Deposit Holder shall not pay any interest on the deposit to the Buyer. There will be no interest paid or earned on the deposit funds being held in the Real Estate Trust Account operated by World Class Realty Point, Brokerage.

The buyer agrees to provide a bank draft, certified cheque or money order as a form of deposit within one (1) business day of the acceptance of this offer. The uncertified cheque provided upon acceptance of this offer will be returned to the buyer or the Buyer's Agent. In the event of a mutual release, the Buyer acknowledges that any "uncertified" funds will not be refunded for 10 business days or until the bank confirms the funds have cleared.

For all purposes of this agreement the term use "Banking Day" or "Business Day" shall mean Monday to Friday in the normal circumstances or any day, other than Saturday, Sunday and Statutory holidays in the province of Ontario.

The Seller and the Buyer agree and/or acknowledge that all the measurements and information by World Class Realty Point, Brokerage on the MLS listing, feature sheets and any other marketing materials for the subject property, have only been obtained by source deemed, reliable. However, they have been provided for information purposes only and as such World Class Realty Point, Brokerage, does not warrant their accuracy. The Buyer or Buyer's Agent is advised to verify all measurement and information upon which he or she is relying.

Both Buyer and Agent understand and agree to leave copy of their offer or offer summary as presented, whether accepted or not accepted, to the listing Brokerage World Class Realty Point, Brokerage.

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

INITIALS OF BUYER(S): KJ

INITIALS OF SELLER(S):

OREA Ontario Real Estate Association

Form 105
for use in the Province of Ontario

Schedule A
Agreement of Purchase and Sale

Toronto Real Estate Board

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

BUYER, Kanwal Jiwan, and

SELLER, SANGITA RANI BADWAL

for the property known as 3601- 4011 Brickstone Mews

dated the 12 day of May, 20 17

Tenant agrees to pay the cost of Hydro required on the premises during the term of the lease and any extension thereof. Tenant further agrees to provide proof to the landlord on or before the date of possession that the service have been transferred to the Tenants name.

Tenant shall comply with all the By-laws of Condominium Corporation.

Tenant will be responsible for damages in the premises or to the appliances included, due to negligence.

Tenant will be responsible for the cost of the keys & garage door opener in case they lost it.

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other will be signed between the Parties.

Landlord shall pay real estate taxes, [condominium fees and parking is applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises and provides no coverage on Tenant's personal property.

The Landlord shall not in any event whatsoever be liable or responsible for any damage, loss, personal injury, or death that may be suffered or sustained by the Tenant or any other person who may be upon the rented premises. The Tenant agrees and covenants to identify, save harmless, and fully release the Landlord from any and all liability caused or arisen from the above.

The Tenant acknowledges and agrees to purchase Tenant insurance and public liability for not less that $1,000, 00.00 in respect of the premises.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: fridge, stove, built-in-dishwasher, washer, dryer, and all existing electric light fixtures and window coverings.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

The Tenant agrees to pay for the first $50.00 of any repairs and maintenance, per incident.

Tenant represents that he and his occupants are non-smokers and no pets shall be allowed upon or kept in the premises.

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

Continued on next page...

INITIALS OF BUYER(S): KJ

INITIALS OF SELLER(S): X

OREA Ontario Real Estate Association

Form 105
for use in the Province of Ontario

Schedule A
Agreement of Purchase and Sale

Toronto Real Estate Board

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

BUYER, Kanwal Jiwan, and

SELLER, Sangita Rani Bedwal.

for the property known as 4011 Curran Pl Apt 3601

dated the 12 day of May, 2017.

For mutual convenience, Tenant agrees to provide the Landlord before the commencement of the Lease ten [10] post-dated cheques. In the event that any of the Tenant's cheques are not honoured when presented for payments to the bank on which they are drawn, the Tenant shall pay the Landlord for each returned cheque the sum of $50.00 to cover the Landlord's administration costs together with a replacement cheque for the overdue rental payment.

The Tenant covenants with the Landlord:

a] to maintain the property in a state of cleanliness, and to repair any damage caused thereto by his own wilful or negligent or that of persons who are permitted on the premises by him;

b] not to assign or sublet without the written consent of the Landlord, such consent not to be arbitrarily or unreasonably withheld. The Tenant shall pay the Landlord's reasonable expenses incurred thereby;

c] not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, federal, provincial laws, by-laws, regulations;

d] that he will leave the premises in clean and good repair, reasonable wear and tear are excepted, at the end of the term;

e] to promptly notify the Landlord of any repairs to be made by the Landlord, and upon giving prior notice, the Landlord shall be permitted to enter and view the state of repair and to make any such repair.

f] not to make any decorating changes to the premises [including change of any lock] without the express written consent of the Landlord or his authorized agent.

In the event the Tenant not intent to renew the lease after the term, or any extension thereof, Tenant must inform the Landlord in writing at least sixty [60] days prior to the expiry of the lease.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants after giving the Tenant at least twenty four [24] hours notice of such showing, and to allow the Landlord to affix a For Sale or For Lease sign on the property.

Tenant will be fully responsible for any damage to the floor due to water or due to his/her negligent.

The property will be used for corporate clients of Royal Stays Canada INC

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

INITIALS OF BUYER(S): KJ

INITIALS OF SELLER(S): X

BMO Bank of Montreal · Banque de Montréal

884578

BRAMALEA AND SANDALWOOD
10575 BRAMALEA ROAD
BRAMPTON, ONTARIO, CANADA L6R 3P4

DATE 2017 05 24
Y/A M/M D/J

CTI

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

Pay to the order of
Payez à l'ordre de Amacon City Centre Seven New Development Partnership $ 1130~

BANK OF MONTREAL CAD *******1130 00 **00 Canadian Dollars Canadiens

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

Sangita R Badwal
Purchaser's Name/Nom de l'acheteur

6 Selhurst Dr Brampton ON
Purchaser's Address/Adresse de l'acheteur

PSV 3601 Leasing Fee.

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

⑆06952⑉001⑆ 3050018845781⑈ 90

Received May 24/17 Jm

Prod. 1065412 - Form 873 BL (05/07)

BMO Bank of Montreal · Banque de Montréal

CANADIAN $ DRAFT / TRAITE EN DOLLARS CANADIENS

HEARTLAND TOWN CENTRE
5800 MAVIS ROAD
MISSISSAUGA, ONTARIO, CANADA L5V 3B7

829452

DATE 20170512
Y/A M/M D/J

CTI

Pay to the order of / Payez à l'ordre de World Class Realty Point $ 3250.00

BANK OF MONTREAL CAD 3250 00 /100 Canadian Dollars Canadiens

#3601 - 4011 Brickstone
Name of remitter / Nom de l'expéditeur

Mews. Mississauga
Address of remitter / Adresse de l'expéditeur

for Bank of Montreal/pour la Banque de Montréal

Signing Officer / Signataire

Signing Officer / Signataire

Prod. 1046815 - Form 651 BL (05/14)

⑆06952⑈001⑆ 363 2028 29452 6⑈ 90

Receipt #: № 1999

REALTY POINT®
BROKERAGE
Independently Owned & Operated

Date: May 15, 2017

Brokerage: World class Realty Point.

Received from: Kanwal Jiwan

Amount: $ 3250.00

Address: 4011 Brickstone Mews unit 3601

$ 3250.00

Signed By: JHB

CENTUM
Looking out for your best interest

Centum Mortgage Innovation

13th March, 2017

Mrs. Sangita Rani Badwal
6 Selhurst Dr
Brampton ON, L6P 1A3

Thank you for choosing Centum Mortgage Innovation for your mortgage needs. I am pleased to confirm that you have been approved for mortgage with following conditions:

Mortgage details:

Purchase Price:	$296,900.00
Mortgage amount:	$237,520.00
Amortization period:	25 years
Interest rate:	2.89%
Term:	5 years
Type:	fixed
Payment:	$1,111.69
Payment frequency:	Monthly
First payment due date:	August 1, 2017
Closing date:	July 1, 2017
Property:	Unit#1 Level 35 Suite 3601 Floor Plan 5, 4011 Brickstone Mews, Mississauga Ontario

* Income and down payment confirmation.

Once again thank you for giving us the opportunity to look after your mortgage needs.

Yours truly,

Vivek Nayyar
Broker
Centum Mortgage Innovation
Office: 905 612 9400
Fax: 905 612 9500
Cell: 416 893 9103

Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/ NOM
JIWAN,
KANWAL,AFTAB

8 30 GROUSE LANE
BRAMPTON, ON, L6Y 5L1

4d NUMBER/ NUMÉRO **J4762 - 42418 - 95730**

4a ISS/ DÉL. 2016/05/27

4b EXP./ EXP. 2019/07/30

5 DD/ RÉF. DL9216828

16 HGT/ HAUT. 155 cm

15 SEX/ SEXE F

9 CLASS/ CATÉG. G

12 REST./ COND.

3 DOB/DDN 1989/07/30

econsumer.equifax.ca

EQUIFAX

Print This Page | Close Window

Equifax Credit Report and Score ™ as of 05/26/2017

Name: Kanwal Jiwan

Confirmation Number: 3757426469

Credit Score Summary

EQUIFAX

638 | Fair

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 fair. You may have challenges qualifying for credit and you may expect to pay high interest rates when you do qualify.

EFX

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

What's Impacting Your Score

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

- Number of inquiries in previous 12 months.
- Utilization for open trades
- Total balance for open national card trades.

Your Loan Risk Rating

EQUIFAX

638 | Fair

Your credit score of 638 is better than 11% of Canadian consumers.

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

The Bottom Line :