

Worksheet

Leasing

Suite: 804 Tower: BV 2 Date: July 27 Completed by: Audrey

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 201.
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1500 + HST
- ☒ Agreement must be in good standing. Funds in Trust: \$ 69,580.00.
- ☒ Copy of Tenant's ID
- ☒ Copy of Tenant's First and Last Month Rent
- ☒ Copy of Tenant's employment letter or paystub — student
- ☒ Copy of Credit Check Approved
- ☒ 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:

Approved by Stefanie at 6 mths.



ABDULATIF ISMAIL

NAME OF REMITTER / DONNEUR D'ORDRE
PAY TO THE ORDER OF
PAYER À L'ORDRE DE
THE SUM OF LA SOMME DE

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

04022 - BURNHAMTHORPE AND
CREDITVIEW
MISSISSAUGA, ON

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

AWACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****ONE THOUSAND SIX HUNDRED NINETY FIVE

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

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

5585 1085 5

27-43248

2017-07-27

DATE Y/A M/M D/J

*****1,695.00

CANADIAN DOLLARS
DOLLARS CANADIENS

CAD

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

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

2404532
710 BIL-2015/01

⑈55851085⑈ ⑆09502⑈010⑆ 04022⑈2743248⑈

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
HATEM MAHER H.H. ELAFANY (the "Purchaser")

Suite **804** Tower **TWO** Unit **4** Level **8** (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 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 27 day of July 2017.



Witness:

Purchaser: **HATEM MAHER H.H. ELAFANY**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 27 day of July 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____



Authorized Signing Officer
 I have the authority to bind the Corporation

**Agreement to Lease
Residential**

Toronto
Real Estate
Board

This Agreement to Lease dated this 20 day of July, 2017
TENANT (Lessee): Wenhui Wu and Jia Guo
(full legal names of all tenants)
LANDLORD (Lessor): Hatem Maher H.H. Elafany
(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:
#804-510 CURRAN PL. Mississauga Aug 10 / 2017 L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing Aug 10, 2017 MM/DD

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of _____
Two Thousand Three Hundred Canadian Dollars (CDN\$ 2,300.00),
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 _____
(Hereby/Upon acceptance/ or otherwise described in this Agreement)
by negotiable cheque payable to _____ "Deposit Holder"
in the amount of Four Thousand Six Hundred
Canadian Dollars (CDN\$ 4,600.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all

terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

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

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

INITIALS OF LANDLORD(S): H.M

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7. PARKING: 1

8. ADDITIONAL TERMS:

Fridge, Stove, Microwave, B/I Dishwasher, Washer, Dryer, Window Coverings

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

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant Landlord until 10:00 p.m. on the 21

day of July, 2017, after which time if not accepted, this Agreement shall be null and void and all monies paid hereon 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 counteroffer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord)
Email Address: audrey@orionrealestate.ca (For delivery of Documents to Landlord)
Email Address: lindi.zheng@gmail.com (For delivery of Documents to Tenant)

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

INITIALS OF LANDLORD(S): HM



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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:

(Witness) 郭其迪 DATE July 20, 2017
(Witness) 郭佳 DATE July 20, 2017
(Witness) _____ DATE _____

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

(Tenant or Authorized Representative) _____ DATE July 20, 2017
(Tenant or Authorized Representative) _____ DATE July 20, 2017
(Guarantor) _____ 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:

(Witness) Nudaya _____
(Witness) _____

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

(Landlord or Authorized Representative) Harlem Claborn DATE July 20, 2017
(Landlord or Authorized Representative) _____ 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) _____

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 6:30 a.m. on July 21, 2017 day of Friday, 2017. 武文
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Lising Brokerage ORION REALTY CORPORATION Tel. No. (416) 733-7784
AUDREY GRUBESIC
(Salesperson / Broker Name)
Co-op/Tenant Brokerage HOMELIFE LANDMARK REALTY INC. Tel. No. (905) 305-1600
LINDI ZHENG
(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) HM DATE July 20, 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) 武文 DATE July 21, 2017

(Landlord) _____ DATE _____

(Tenant) 武文 DATE July 21, 2017

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 this foregoing Agreement to Lease.

Acknowledged by:

Nudaya

武文

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

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Schedule A
Agreement to Lease - Residential

Toronto
Real Estate
Board

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), Wenhui Wu and Jia Guo, and

LANDLORD (lessor), Hatem Maher H.H Elafany,

for the lease of #804 -510 CURRAN PL Mississauga

LSB QJS dated the 20 day of July, 2017

TENANT, on their free will, agrees to provide additional Four month rent (\$9200) as advance towards the Eighth to eleventh months rent of the lease through bank draft on or before closing.

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

INITIALS OF TENANT(S):

WW JG

INITIALS OF LANDLORD(S):

HM

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

TENANT (Lessee), Wenhui Wu and Jidi Gao and
LANDLORD (Lessor), Hortem H.H. Elctery
for the lease of #804 - 510 Canton Pl. Mississauga
dated the 22 day of July, 2017

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

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

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

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 6 GC WW post-dated cheques covering the monthly rental payments payable to Hortem H.H. Elctery on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 refundable security deposit in the form of a cheque payable to Hortem H.H. Elctery, before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

TWO WW JK

Landlord agrees to provide the tenant with ~~ONE~~ SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

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

INITIALS OF TENANTS:

WW JK

INITIALS OF LANDLORD(S):

H.H.

☒ The individual(s) SIGNING SCHEDULE A and/or SCHEDULE B has (are) acknowledged by the Ontario Real Estate Association (OREA) and Tenant(s) that they are not members of OREA, and are not entitled to the benefits of OREA, or to the right to vote in the election of OREA members and officers. This form must be signed by each for its use and reproduction at its members and licensees only. Any other use or reproduction is prohibited and may result in legal action where printing or reproducing the standard rental policies. OREA bears no liability for any loss of this form.



Ontario Real Estate Association

Schedule A

Agreement to Lease - Residential

Toronto
Real Estate
Board

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): Wenhui Wu and Jia Guo and
LANDLORD (Lessor): Hiten Mehar H.H. Eldefang
for the lease of #804 - 510 Curran Pl. Mississauga
dated the 22 day of July, 2017

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's Insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The Tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenants name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e. Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect.

The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the

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

INITIALS OF TENANTS:

Wu JG

INITIALS OF LANDLORD(S):

HM

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

TENANT (Lessee): Wenhui Wu and Jia Guo, and
LANDLORD (Lessor): Hatten Maher H.H. Elafany,
for the lease of #804 - 510 Curran PL Mississauga,
dated this 20 day of July, 2017.

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

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

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builder's/ Landlord's customer service and /or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

*The Tenant Acknowledge and agree to
pay two Bills (one for Enersource)
(Hydro Bill) and the second one
for water (Provident)*

WW JG

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

INITIALS OF TENANTS:

WW JG

INITIALS OF LANDLORD(S):

HM

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Ontario Real Estate
Association

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

Form 320

for use in the Province of Ontario

BUYER: Wenhui Wu and Jia Guo

SELLER: Hatem Maher H.H. Elafany

For the transaction on the property known as: #804 -510 CURRAN PL. Mississauga L5B 0J8

DEFINITIONS AND INTERPRETATIONS:

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

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

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

1. LISTING BROKERAGE

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

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

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

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

- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
 - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
 - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
 - The price the Buyer should offer or the price the Seller should accept;
 - And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

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

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

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

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

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

W/W JG

BUYER

LZ

CO-OPERATING/BUYER BROKERAGE

H/M

SELLER

AK

LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

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

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property.
Half month rent + HST
(Commission As Indicated In MLS® Information)
to be paid from the amount paid by the Seller to the Listing Brokerage.
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)

HOMELIFE LANDMARK REALTY INC.

(Name of Co-operating/Buyer Brokerage)

7240 WOODBINE AVE UNIT 103 MARKHAM

Tel: (905) 305-1600

Fax: (905) 305-1609

Date: July 20, 2017

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

LINDI ZHENG

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

ORION REALTY CORPORATION

(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD MISSISSAUGA

Tel: (416) 733-7784

Fax: (905) 286-5271

Date: 7/24/17
(Authorized to bind the Listing Brokerage)

AUDREY GRUBESIC

(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.

郭文慧

(Signature of Buyer)

Date: July 20, 2017

(Signature of Seller)

Date:

郭佳佳

(Signature of Buyer)

Date: July 20, 2017

(Signature of Seller)

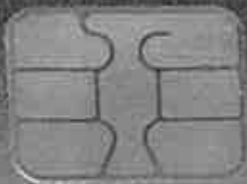
Date:

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UNIVERSITY OF
TORONTO



WU
WENHUI
1004180584

wuwenhu1

18264632



2176101826463200



Wu Wenhui

04/07/2017



CANADA

DD203 869 901

F311435878

WENHUI WU
190 LONGFIELD CRES
ANCASTER ON L9G 3N7
CANADA

Application/Demande: S301907862

UCI/UC: 8955-0147

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT	
Family Name/Nom de Famille:	WU
Given Name(s)/Prénom(s):	WENHUI
Date of Birth/Date de naissance:	1997/10/22
Sex/Sexe:	FEMALE
Country of Birth/Pays de naissance:	CHINA
Country of Citizenship/Citoyen de:	CHINA
Travel Doc No./N° du document de voyage:	E98672045
	PASSPORT
ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE	
Date Issued/Délivré le:	2017/07/06
Expiry Date/Date d'expiration:	2021/10/30
Case Type/Genre de cas:	30
Institution Name/Nom de l'institution:	DESIGNATED LEARNING INST-ON
Field of Study/Domaine d'études:	BUSINESS/COMMERCE
In Force From/En vigueur le:	2017/07/06

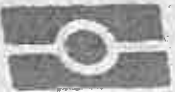
Conditions:

- 1. MUST LEAVE CANADA BY 2021/10/30
- 2. NOT VALID FOR EMPLOYMENT IN BUSINESSES RELATED TO THE SEX TRADE SUCH AS STRIP CLUBS, MASSAGE PARLOURS OR ESCORT SERVICES
- 3. MAY ACCEPT EMPLOYMENT ON OR OFF CAMPUS IF MEETING ELIGIBILITY CRITERIA AS PER R186(F), (V) OR (W). MUST CEASE WORKING IF NO LONGER MEETING THESE CRITERIA.

Remarks/Observations:
TEMPORARY RESIDENT STATUS MAINTAINED AS PER R183(

THIS DOES NOT AUTHORIZE RE-ENTRY/CECI N'AUTORISE PAS LA RÉ-ENTRÉE

PEOPLE'S REPUBLIC OF CHINA



國家碼/Country Code

TYPE

22 4

PASSPORT

SECRET

武文慧 MU, WENHUI

Sex / 性别

女/F

中国/CHINESE

出生地点 / Place of birth

內蒙古/NEI MONGOL

整发地点/Place of issue

內蒙古/NEI MONGOL

签发机关/Authority

公安部出入境管理局

MPS Exit & Entry Administration

特種人簽名/Beater's signature

30 3月/MAR 2027

有效期/Date of expiry

31 3月/MAR 2017

Date of issue

22 OCT 1997

出生日期 / Date of birth

E98672045

audrey orion

From: Lindi Zheng <lindi.zheng@gmail.com>
Sent: Monday, July 24, 2017 12:06 PM
To: audrey orion
Subject: Re: offer 804-510 curran





Citizenship and
Immigration Canada

Citoyenneté et
Immigration Canada

CANADA



PROTECTED WHEN COMPLETED PROTÉGÉ LORSQU'IL EST COMPLETÉ

CANADA

DD189 759

F31074026

JIA GUO

114-100 MAIN STREET EAST
HAMILTON ON L8N 3W4
CANADA

Application/Demande S30117

UCWUC 918398

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille: GUO

Given Name(s)/Prénom(s): JIA

Date of Birth/Date de naissance: 1988/08/10

Sex/Sexe: FEMALE

Country of Birth/Pays de naissance: CHINA, PEOPLE'S REPUBLIC OF

Country of Citizenship/Citoyenneté: CHINA, PEOPLE'S REPUBLIC OF

Travel Doc No./N° du document de voyage: E49697804 PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le: 2016/10/20

Expiry Date/Date d'expiration: 2017/08/31

Case Type/Catégorie de cas: 30

Institution Name/Nom de l'institution: DESIGNATED LEARNING INST

Field of Study/Domaine d'étude: ANY PRIMARY OR SECONDARY INSTITUTION

In Force From/En vigueur le: 2016/10/20

Conditions:

1. UNLESS AUTHORIZED, PROHIBITED FROM ENGAGING IN EMPLOYMENT IN CANADA
2. MUST LEAVE CANADA BY 2017/08/31



465 BURNHAMTHORPE RD W UNIT 200
MISSISSAUGA, ON L5M 0E3
PHONE: 416-733-7784
FAX: 905-286-5271

RECEIVED

DATE: July 22, 2017
RECEIVED FROM: Lindi Zheng

TIME: 3:24 pm

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

AMOUNT(\$): 4600

PAYABLE TO: ☒ ORION REALTY CORPORATION, BROKERAGE

PROPERTY: 510 Curran Place, Unit 804

FOR: ☒ LEASE ☐ SALE

RECEIPT BY: Helen Cheong

☒ COPY FOR CLIENT(S)

☒ COPY FOR LISTING AGENT



10358 (1215)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER.

The Toronto-Dominion Bank

2200 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5L 5Z5

81914383

DATE 2017-07-21
YYYYMMDD

Transit-Serial No. 230-81914383

Pay to the Order of ORION REALTY CORPORATION, BROKERAGE

\$ *****4,600.00

Re ***FOUR THOUSAND SIX HUNDRED*****00/100
Authorized signature required for amounts over CAD \$5,000.00

Canadian Dollars

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

Authorized Officer
Counter Signed
Number

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BRANCHES ONLY. NOT NEGOTIABLE IN CANADA.

⑈ 8 1 9 1 4 3 8 3 ⑈ ⑆ 0 9 6 1 2 ⑈ 0 0 4 ⑆

⑈ 3 8 0 8 ⑈



31st October, 2016

TO WHOM IT MAY CONCERN:

This letter is made as confirmation that **Hatem Maher Elafany** is pre-approved for a mortgage with the following terms and conditions:

- Purchase Price : \$ 347,900.00
- Downpayment : \$ 69,580.00
- Mortgage Amount : \$ 278,320.00
- Property address : #804 - 510 Curran Place, Mississauga ON (PSV2)
- Vendor : Amacon Development

The interest rate is guaranteed for 3 months. After 3 months, this interest rate will expire. The new interest rate will be set three months before the final closing of your property.

All mortgage loan approvals are subject to no material change in your financial status to that disclosed in your application and also there been no material change to the property that negatively affects its value. Prior to closing, the lender will issue you a Mortgage Commitment and Disclosure Statement specifying the terms of your mortgage and closing.

Should you require any further information, please contact my office directly.

Sincerely,

Jora Purewal
151 City Centre Drive Unit 601
Mississauga, Ontario
L5B 1M7
License M08007946
Phone: (905) 281 3555 x 2
Fax: (905) 281 3085