

Worksheet Leasing

Suite: 2801 Tower: One Date: May 20th 2017 Completed by: Dragana

Please mark if completed:

- Copy of 'Lease Prior to Closing' Amendment ✓
- Copy of Lease Agreement ✓
- Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust *Amazon to verify*
- Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amazon City Centre Seven New Development Partnership ✓
- Agreement must be in good standing. Funds in Trust: \$_____ *Amazon to verify*
- Copy of Tenant's ID ✓
- Copy of Tenant's First and Last Month Rent ✓
- Copy of Tenant's employment letter or paystub ✓
- Copy of Credit Check ✓
- Copy of the Purchasers Mortgage approval *Amazon to verify*
- The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

ZUBAIDA HOSSAIN (the "Purchaser")

Suite 2801 Tower ONE Unit 1 Level 27 (the "Unit")

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

Insert:

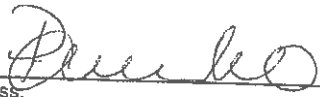
Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

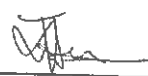
- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (25%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement;
- (c) the Purchaser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

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 10 day of April 2012. 2017 JH

Witness: 


Purchaser: Zubaida Hossain

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 10th day of April 2012. 2017 JH

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

OREA Ontario Real Estate Association

Agreement to Lease Residential

**Toronto
Real Estate
Board**

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 25 day of May 2017

TENANT (Lessee), **Tinny Sackmann** (the legal name of the Tenant)

LANDLORD (lessor), Zubaida Hossain
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 vacant spaces, I/we, the Tenant hereby offer to lease, premises known as: **#280J-4011 BRICKSTONE MEWS** **Mississauga** **1.5B QJ7**

2. **TERM OF LEASE:** The lease shall be for a term of 1 year and 2 weeks commencing June 12, 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 and Seventy Canadian Dollars (CND\$ 1600.00 1700) payable in advance on the last day of each and every month during the currency of the said term. First and last month's rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. DEPOSIT AND PREPAID RENT: The Tenant delivers, UPON ACCEPTANCE herein upon acceptance or otherwise described in this Agreement

by negotiable cheque payable to **ORION REALTY CORPORATION, BROKERAGE** *Deposit Holder
FOUR \$100.00

in the amount of Four Thousand Three Hundred Twenty Five Sixty One Dollars and 00/100 \$4,325.61

terms, covenants and conditions of the Agreement and to be applied by the landlord against the 1st month, 2 weeks and last & deposit 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 Lender is required to deliver the deposit to the Deposit Holder within 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 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 Agreement related to this Agreement will occupy the premises.

Application completed prior to this agreement in effect. **Single Family Residential**

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

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

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the last roll 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): (X)

INITIALS OF LANDLORD(S):

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WCD Form 30 Dec 2018

7. PARKING: Use of 1 parking space

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 until 11:59 p.m. on the 28 27

day of May, 2017, after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. NOTICES: The landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices. Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance 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.: FAX No.: 905-897-9610

(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

Email Address: dlukatoska@gmail.com Email Address: info@soldbydavid.ca
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

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

INITIALS OF LANDLORD(S):

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

SIGNED, SEALED AND DELIVERED in the presence of

IN WITNESS whereof I have hereunto set my hand and seal

(Witness) [Signature]

(Tenant or Authorized Representative) Mary Sackmann

DATE May 25, 2017

(Witness) _____

(Tenant or Authorized Representative) _____

DATE _____

(Witness) _____

(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:

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

(Witness) _____

(Landlord or Authorized Representative) Zubaida Hassain

DATE 26/05/2017

(Witness) _____

(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) _____

DATE _____

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written as

finally acceptance by all parties at 9:42 a.m. (p) 11 day of May, 2017 X Mary Sackmann
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION Tel. No. (416) 733-7784
DRAGANA NESTOROVSKI
(Salesperson / Broker Name)
Coop/Tenant Brokerage SUTTON GROUP-SUMMIT REALTY INC. Tel. No. (905) 897-9555
DAVID GORSKI
(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) Zubaida Hassain DATE 26/05/2017

(Tenant) Mary Sackmann DATE May 27, 2017

Address for Service _____

Address for Service _____

Tel. No. _____

Tel. No. _____

Landlord's Lawyer _____

Tenant's Lawyer _____

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 day and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

[Signature]
(Authorized to bind the Listing Brokerage)

[Signature]
(Authorized to bind the Co-operating Brokerage)

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Form 401

for use in the Province of Ontario

Schedule A Agreement to Lease - Residential

Toronto
Real Estate
Board

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

TENANT (Lessee), Tracy Sachmann, and

LANDLORD (Lessor), Zubaida Hossain

for the lease of #1403 - 4011 Brimstone Mews

Mississauga, Ontario dated this 9th 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 Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

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

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

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

The Tenant agrees not to smoke in the apartment.

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

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

The Tenant agrees to deliver to the Landlord 10 post-dated cheques covering the monthly rental payments payable to ZUBAIDA HOSSAIN, 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 ZUBAIDA HOSSAIN, before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

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

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

THE LANDLORD'S PROPERTY IS NOT TO BE USED FOR ANY PURPOSES THAT ARE PROHIBITED BY THE CONDOMINIUM ACT OR THE DECLARATION, BYLAWS AND RULES. THE LANDLORD'S PROPERTY IS NOT TO BE USED FOR ANY PURPOSES THAT ARE PROHIBITED BY THE CONDOMINIUM ACT OR THE DECLARATION, BYLAWS AND RULES. THE LANDLORD'S PROPERTY IS NOT TO BE USED FOR ANY PURPOSES THAT ARE PROHIBITED BY THE CONDOMINIUM ACT OR THE DECLARATION, BYLAWS AND RULES.

for use in the preparation of Oxyne.

Schedule A
Agreement to Lease – Residential

**Turquo
Real Estate
Board**

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

Mississauga, Ontario dated the 9th day of May 1907.

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):

It is understood by the Government of the United States that the Government of the United States is not responsible for the actions of the Government of the United States.



Form 401
for use in the Province of Ontario

Schedule A
Agreement to Lease - Residential

Toronto
Real Estate
Board

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

TENANT (Lessee), Treacy S. Rahman, and

LANDLORD (Lessor), Zubaida Hossain

for the lease of #1403-4011 Brimstone Mews

Mississauga, Ontario dated the 9th day of May, 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.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):



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Confirmation of Co-operation and Representation

BUYER: Tracy Sackmann

SELLER: Zubaida Hossain

For the transaction on the property known as: #2801 -4011 BRICKSTONE MEWS Mississauga LSB 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 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 represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid (does/does not)
- ☐ by the Seller in accordance with a Seller Customer Service Agreement
- or: ☐ by the Buyer directly

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

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


BUYER


CO-OPERATING BUYER BROKERAGE


SELLER


LISTING BROKERAGE

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 months rent 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)

SUTTON GROUP-SUMMIT REALTY INC.

(Name of Co-operating/Buyer Brokerage)

1100 BURNHAMTHORPE RD W # MISSISSAUGA

Tel: (905) 897-9555

Fax: (905) 897-9610

Date: May 28, 2017

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

DAVID GORSKI

(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: May 26, 2017

(Authorized to bind the Listing Brokerage)

DRAGANA NESTOROVSKI

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

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

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

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

Signature of Buyer: Mary Schumann Date: May 25, 2017

Signature of Buyer: Date:

Signature of Seller: Date: 26/05/2017

Signature of Seller: Date:

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The Toronto-Dominion Bank

680 MARKHAM ROAD
SCARBOROUGH, ON M1H 2A7

DATE

81621183

2017-06-05

YYYYMMDD

Transit-Serial No.

329-81621183

Pay to the
Order of

AMACON CITY CENTER SEVEN NEW DEVELOPMENT PARTMERSHIP

\$ *****1,695.00

ONE THOUSAND SIX HUNDRED NINETY FIVE**00/100 Canadian Dollars

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

Re PSV 2801

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

Authorized Officer

Number

Countersigned

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

⑈81621183⑈ ⑆09612⑈004⑆

⑈3808⑈

The Toronto-Dominion Bank

80349187

254 LAKESHORE ROAD WEST
MISSISSAUGA, ON L5H 1G6

DATE

2017-04-08

YYYYMMDD

Transit-Serial No. 535-80349187

Pay to the
Order of JOEL KADISH, IN TRUST

\$ *****17,821.98

SEVENTEEN THOUSAND EIGHT HUNDRED TWENTY ONE**98/100

Canadian Dollars

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

Re _____

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

- Handle original draft with care; unlike a cheque, a stop payment cannot be lodged on a draft
- To reduce the risk of a draft being lost, please consider using registered mail or courier
- To replace a lost or stolen draft additional security may be required, at a cost to the requestor
- Do not destroy original draft and customer's record of draft purchased

Receipt Only - Non Negotiable

Please retain for presentation in event Original lost

MISSISSAUGA



Tracy
Sackmann
Mississauga Transit
028348

1529



Ontario Driver Licence / Permis de conduire ON



NAME NOM
SACKMANN
TRACY A
410-5150 WINSTN CHURCHIL BL
MISSISSAUGA, ON, L5M 0P1
NUMBER/NUMERO S0059-75016-15902
ISS/DEL 2015/08/21 NOE/P/EXP 2020/09/02
ENDORSEF DG7206679 16 HGT/HAUT 152 cm
SEX/SEXE F
CLASSI /BM
CATEG 1
DOB 1961/09/02

Ontario



Health • Santé
TRACY ANNE SACKMANN
8703 • 118 • 557 • WE

BORN/NÉ(E) 1961-09-02 SEX/SEXE F
MM/DD/YYYY
ISS/DEL 2014-11-10 EXPI/EXP 2020-09-02
MM/DD/YYYY



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801

Toronto, ON, M3C 3E5

Ph. 416-733-7784

Fax. 416-499-1844

DATE: 5/29/17

TIME: 1:44 pm

RECEIVED FROM: Tracy Sackmann (dropped off by David Gorski)

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

AMOUNT \$ 4,461.92

PAYABLE TO:

☒ ORION REALTY CORPORATION

OR:

RE: PROPERTY

☒ RENTAL ☐ SALE

RE: 4011 Brickstone Mews #2801
(PROPERTY ADDRESS)

RECEIVED BY: Becky

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT



Royal Bank of Canada
Banque Royale du Canada
2955 HAZELTON PLACE
MISSISSAUGA, ON

DATE 20170529
Y/YA M/M D/D

PAY TO THE ORDER OF ORION REALTY CORP. BROKERAGE
PAYER À L'ORDRE DE

\$4,461.92

EXACTLY \$4,461.92

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET TRACY A SACKMANN

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSÉ DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNÉ

⑈58457725⑈ ⑈00144⑈003⑈ 099⑈013⑈5⑈

Statement of Earnings and Deductions

Name: Ms Tracy Sackmann	Payroll Area: Transit	Tax Data	FED	ON
Personnel No.: 00028348	Pay Period: 2017/04/03 to 2017/04/16	Claim Amt	11,835.00	10,171.00
	Pay Date: 2017/04/27	ADD Tax	0.00	0.00
	Location: Mississauga Transit	Special Letters	0.00	0.00
	Department: T&W/MTOP Operators Central	Pay Rate: 33.2600		
	Pers. Subarea: Amalgamated U11			

	Net Amount	Gross	Taxable Ben	Taxes	Deductions
CURRENT	2,410.38	3,797.96	18.76	1,036.46	351.12
YTD	21,594.76	33,726.97	75.04	9,494.37	2,871.95

	RETRO			CURRENT			YTD	
CATEGORY	RATE	UNIT	AMT	RATE	UNIT	AMT	UNIT	AMT
EARNINGS								
Vacation Payout No Omers								1,144.76
Vacation Payout Omers								2,860.80
Regular Pay - Hourly				33.2600	56.00	1,862.56	471.21	15,872.44
Overtime (OT) @ 1.5				49.8900	17.46	871.08	146.67	7,317.36
Shift Premium After 4pm							27.03	13.53
Public Holiday @ 1.0				33.2600	8.00	266.08	40.00	1,330.40
Transit Weekly Indemnity							24.00	
Sunday Premium @ 1.5				49.8900	16.00	798.24	112.00	5,587.68
WI Omers Exempted							8.00	
Book Off Sick No Pay Omers Ex							2.37	
Vacation Taken							80.00	
WI Pay SunLife- Info Only								904.67
Total						3,797.96		34,631.64
TAXES								
Income tax/regular						792.29		7,097.28
CPP Employee Contribution						182.26		1,613.23
EI Employee Premiums						61.91		549.75
WI Tax Pd by SL Info Only								177.25
WI CPP EE Pd SL Info Only								42.12
WI EI EE Pd SL Info Only								14.74
Total						1,036.46		9,494.37
DEDUCTIONS								
Allowance Non-Taxable								120.00
Transit Amalgamated Dues						32.72		294.48
Misc. Payroll Recovery								8.00
Transit Fitness Club						4.00		36.00
Optional Dental 3 EE						3.45		41.85
Omers EE - 65						310.95		2,627.62
Total						351.12		2,871.95
TAXABLE BENEFITS								
Life ADD ER						2.22		8.88
Basic Life ER						16.54		66.16
Total						18.76		75.04
EMPLOYER BENEFITS								

City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

NET PAY DISTRIBUTION		
METHOD	DETAILS	AMOUNT
Bank Transfer	ROYAL BANK OF CANADA	2,410.38
TOTAL		2,410.38

To The Account(s) Of:

Sackmann, Tracy
TWMTOPOC / Mississauga Transit / 00028348 /
1529

000583

NON - NEGOTIABLE

Statement of Earnings and Deductions

Name: Ms Tracy Sackmann
Personnel No.: 00028348

Payroll Area: Transit
Pay Period: 2017/03/20 to 2017/04/02
Pay Date: 2017/04/13
Location: Mississauga Transit
Department: T&W/MTOP Operators Central
Pers. Subarea: Amalgamated U11

Tax Data	FED	ON
Claim Amt	11,635.00	10,171.00
ADD Tax	0.00	0.00
Special Letters	0.00	0.00
Pay Rate: 33.2600		

	Net Amount	Gross	Taxable Ben	Taxes	Deductions
CURRENT	2,388.85	3,737.59		1,003.81	344.93
YTD	19,164.38	29,929.01	56.28	8,457.91	2,520.83

	RETRO		CURRENT		YTD	
CATEGORY	RATE	UNIT	AMT.	RATE	UNIT	AMT.
EARNINGS						
Vacation Payout No Omers						1,144.76
Vacation Payout Omers						2,660.80
Regular Pay - Hourly	33.2600	64.00	2,128.64	415.21	13,809.88	
Overtime (OT) @ 1.5	49.8900	16.25	810.71	129.21	6,446.28	
Shift Premium After 4pm				27.03	13.53	
Public Holiday @ 1.0				32.00	1,064.32	
Transit Weekly Indemnity				24.00		
Sunday Premium @ 1.5	49.8900	16.00	798.24	96.00	4,789.44	
WI Omers Exempted				8.00		
BookOff SickNoPay-OmersEx				2.37		
Vacation Taken				80.00		
WI Pay SunLife- Info Only					904.67	
Total			3,737.59		30,833.68	
TAXES						
Income tax/regular				764.54	6,304.99	
CPP Employee Contribution				178.35	1,430.97	
EI Employee Premiums				60.92	487.84	
WI Tax Pd by SL Info Only					177.25	
WI CPP EE Pd SL Info Only					42.12	
WI EI EE Pd SL Info Only					14.74	
Total			1,003.81		8,457.91	
DEDUCTIONS						
Allowance Non-Taxable					120.00	
Transit Amalgamated Dues				32.72	261.76	
Misc. Payroll Recovery					8.00	
Transit Fitness Club				4.00	32.00	
Optional Dental 3 EE					38.40	
Omers EE - 65				308.21	2,316.67	
Total			344.93		2,520.83	
TAXABLE BENEFITS						
Life ADD ER					6.66	
Basic Life ER					49.62	
Total					56.28	
EMPLOYER BENEFITS						

City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

NET PAY DISTRIBUTION		
METHOD	DETAILS	AMOUNT
Bank Transfer	ROYAL BANK OF CANADA	2,388.85
	TOTAL	2,388.85

To The Account(s) Of:

000581

Sackmann, Tracy
TWMTOPC / Mississauga Transit / 00028348 /
1529

NON - NEGOTIABLE



TRANSUNION
CONSUMER CREDIT
REPORT

THIS ORDER

SUBJECT : TRACY SACKMANN

REFERENCE ID : N/A

BRANCH : SCOTIABANK - 920BB50073 - EXT. OF CREDIT

RESULTS ISSUED : 2017-05-10 12:30 ET

Order Results

Subject	Surname	Given Name(s)	Soc. Ins. No.	Birth
	SACKMANN	TRACY/ANNE		02Sep1981

X-Ref	
AKA	TOMKINS
AKA	SACKMAN
AKA	SACKMAWN

TRACY
TRACY/A
TRACY/A

On File	Last Inq	Current Residence	Telephone	Prev phone
01Feb1985	19Jan2017		2899873251	6474095170

Residence(s)

Street	City	Prov	Postal	Since	Cnfrm
5150 WINSTON CHURCHILL BLVD 41	MISSISSAUGA	ON	L5M0P1	Aug2011	Aug2011
5150 BOUL WINSTON CHURCHILL 41	MISSISSAUGA	ON	L5M0P1	Jul2011	Jul2011
2699 BATTLEFORD RD 1205	MISSISSAUGA	ON	L5N3R9	Sep2010	Sep2010

Employment(s)

Employers Name & Address	Occupation	Since	Cnfrm
CEDARLANE SHIPPING LINES	CUSROMER SERVICE		25Mar2005
CEDAR LANE, NO-CITY-ENTERED1	CUSTOMER SERVICE		09Oct2003
FAMILY FITNESS	PERSONAL TRAINER		27Jan2003
BECKON/DICKINSON			09Jan2001
BO PHARMINGEN			02Sep2000

File summary

Bankruptcies	0-0000000	Registered Items	2-Jul2016
Legal Items	0-0000000	Inquiries 1	0-Jan2017
Collections	0-0000000	Collection Inquiries	0
Banking Closed For Cause	0-0000000	Inquiries within 6 Months	1

Trade First Opened	Jun1995	Current Negative Trade	0
Trade Last Opened	Jan2017	Paid Trade 3	2

Type	Count	HighCred	CredLimit	Balance	PastDue	Payment	Available
R	32	n/a	\$135,416	\$22,975	\$0	\$60	83%
O	2	\$0	n/a	\$282	\$0	\$0	n/a
I	6	\$33,322	n/a	\$30,801	\$0	\$439	n/a
M	4	\$151,000	n/a	\$140,483	\$0	\$950	n/a
Total	44	\$184,322	\$135,416	\$194,541	\$0	\$1,449	n/a

Messages

High Risk Fraud Alert : Clear

Score(s)

CreditVision Risk Score	814
	10 Balance on open mortgage account
	46 Presence of inquiry
	9 Balance on open credit card account

Trade

Reptd	Open	Last	H.Credit	Balance	PastDue	Terms	Payment Pattern	
QA	BMW FINANCIAL SERVICES,8003000289						30/60/90/#M MOP	MOP
							11111111	

TRANSUNION CONSUMER CREDIT REPORT

Aug2013	Aug2009	Sep2012	6500	0	0	0/M	0 0 0 48	R1
ACCT TRANSFERRED, ACCT CLOSED								
BB	ROYAL BANK OF CANADA,8004316751			11111111111111111111111111111111				
Jul2013	Jun2011	Jul2013	24938	0	0	0/M	0 0 0 26	I1
PAID								
BC	MBNA (MASTERCARD),8888716262			1XXXXXXXXXXXXXXXXXXXXXXXXXXXX				
Aug2011	Oct2001	May2005	400	0	0	0/M	0 0 0 120	R1
ACCT CLOSED								
BC	ROYAL BANK OF CANADA VISA,8007692512			11111111111111111111111111111111				
Dec2010	Aug2004	Jan2009	12800	0	0	0/M	0 0 0 76	R1
CLOSED CONSUMER'S REQUEST								
BC	AMERICAN EXPRESS CANADA,8006686500			11111111111111111111111111111111				
Apr2009	Jan2003	May2005	11800	0	0	0/M	0 0 0 72	R1
CLOSED CONSUMER'S REQUEST								
BB	ROYAL BANK OF CANADA,8004316751			11111111111111111111111111111111				
Dec2008	Sep2007	Dec2008	17010	0	0	0/M	0 0 0 16	I1
PAID								
BB	ROYAL BANK OF CANADA,9058750600			11111111111111111111111111111111				
Dec2008	Nov2003	Dec2008	6983	0	0	0/M	0 0 0 61	R1
ACCT CLOSED								
QA	TOYOTA CREDIT,9055138200			11111111111111111111111111111111				
Mar2007	Apr2004	Mar2007	13191	0	0	0/M	0 0 0 35	I1
PAID								
DC	SCOTIABANK SEARS PL(FORMERLY,8006868224			11111111111111111111111111111111				
Nov2005	Oct2004	Oct2004	1500	0	0	0/M	0 0 0 13	R1
CLOSED CONSUMER'S REQUEST								
HT	WFFRS/BEST BUY			1XXXXXXXXXXXXXXXXXXXX1XXX				
Sep2005	Oct2003	Dec2003	0	0	0	0/M	0 0 0 24	R1
CLOSED CONSUMER'S REQUEST								
BB	ROYAL BANK OF CANADA,9058750600			11				
Jun2005	May2005	Jun2005	29965	0	0	0/M	0 0 0 2	O1
ACCT CLOSED								
BC	CIBC CREDIT CARDS,8004654663			11111111111111111111111111111111				
May2005	Sep2000	Apr2005	1500	0	0	0/M	0 0 0 57	R1
CLOSED CONSUMER'S REQUEST								
CS	WFFRS/DANIER LEATHER			1XXXXXXXXXXXXXXXXXXXXXXX				
Mar2005	Jun2001	Aug2002	1000	0	0	0/M	0 0 0 42	R1
ACCT CLOSED								
DC	HBC CARD,8002632599			1XX1111111				
Mar2005	Nov2002	May2003	3000	0	0	0/M	0 0 0 9	R1
ACCT TRANSFERRED								
DC	WFFRS/EATONS,4163825469			1XXXXXXXXXXXXXXXXXXXXXXX				
Mar2005	Dec1998	Mar1999	1000	0	0	0/M	0 0 0 26	R1
ACCT CLOSED								
BC	CAPITAL ONE BANK,8004813239			11111111111111111111111111111111				
Apr2004	Jan2003	Apr2004	8000	0	0	0/M	0 0 0 19	R1
CLOSED CONSUMER'S REQUEST								

Registered Items

Reptd	Open	Matur	Amount	Security
Jul2016	BMW CANADA INC		33322	A C E
Jul2013	ROYAL BANK OF CANADA		0	A E

Inquiries

Date	Credit Grantor
19Jan2017	BC ROGERS BANK,7055227478
22Oct2016	BB PRESIDENT'S CHOICE BANK,8662467262
05Jul2016	QA BMW FINANCIAL SERVICES,8003000269
05Jan2015	BC CITI CARDS CANADA INC,8666650345
05Nov2014	NC CANADIAN TIRE BANK,9057353131
16Oct2014	BC WAL-MART BANK OF CANADA,8883316133
18Jul2014	BB ROYAL BANK OF CANADA,9052763630
22Jul2013	QA ROYAL BANK AUTO LOANS,8007692511
30Nov2011	DC CAPITAL ONE BANK (CANADA) HBC,8004813239
10Jun2011	QA ROYAL BANK AUTO LOANS,8007692511

This completes the file for TRACY SACKMANN