

Worksheet

Leasing

Suite: 515 Tower: PSV 2 Date: June 21/17 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 20% payable to Blaney McMurtry LLP in Trust \$67,380. Top up Required
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Draft No. 58688482
- ☒ Agreement must be in good standing. Funds in Trust: \$ 30,000 \$1,695 Draft No. 58688541
- ☒ 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:

Students - Study Permit attached.

Approved June 26/17.

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
IRENE S CHENG and KWOK FAI CHENG (the "Purchaser")

Suite **515** Tower **TWO** Unit **14** Level **5** (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 4th day of April 2017.

Witness:

Witness:

Purchaser: IRENE S CHENG

Purchaser: KWOK FAI CHENG

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 4th day of April 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
 I have the authority to bind the Corporation

Offer Summary Document
For use with Agreement of Purchase and Sale

Form 801
for use in the Province of Ontario

For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: 510 curran place unit 515 Mississauga (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 2 day of June, 2017 ("offer")

This offer was submitted by: **BROKERAGE:** Homelife New World Realty

SALES REPRESENTATIVE/BROKER: Chloe Xu

I/We, Xiangqian Cong and Tanrui Wang, have signed an offer for the property.
Buyer signature: Cong Xiangqian Dated: May 30 2017
Buyer signature: Wang Tanrui Dated: May 30 2017

This offer was submitted, by email, to the Listing Brokerage at 6 pm a.m./p.m. on the 2 day of June, 2017 (by fax, by email or in person)

(For Buyer counter offer - complete the following)
Irrevocable until 8 pm a.m./p.m. on the 3 day of June, 2017

I/We, _____, have signed an offer for the property.
Name of Buyer(s)

Buyer signature _____ Date _____
Buyer signature _____ Date _____
An offer was submitted, (by fax, by email or in person) to the Listing Brokerage at a.m./p.m. on the day of _____ (by fax, by email or in person)

For Listing Brokerage receiving the offer:

SELLER(S): _____

SELLER(S) CONTACT: _____

LISTING BROKERAGE: Orian Realty Corporation (ie. phone / email / fax)

SALES REPRESENTATIVE/BROKER: _____

This offer was received, (by fax, by email or in person) by the Listing Brokerage at a.m./p.m. on the day of 20.

This offer was presented, (by fax, by email or in person) to the Seller(s) at a.m./p.m. on the day of 20.

Offer was: ☐ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

Comments: _____

(For counter offer received - complete the following)

An offer was received, (by fax, by email or in person) by the Listing Brokerage at a.m./p.m. on the day of 20.

An offer was presented, (by fax, by email or in person) to the Seller(s) at a.m./p.m. on the day of 20.

Offer was: ☐ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

Comments: _____



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 2 day of June, 2017

TENANT (Lessee): Xiangqian Cong and Tanrui Wang (Full legal names of all Tenants)

LANDLORD (Lessor): Irene S Cheng and Kwok Fai cheng (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:

#515-510 CURRAN PL Mississauga L5B 0J8

2. TERM OF LEASE: The lease shall be for a term of 1 year commencing July 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 Two Thousand and Three Hundred Canadian Dollars (CDN\$ 2300), 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 ORION REALTY CORPORATION In Trust "Deposit Holder" in the amount of Four Thousand and six hundred

Canadian Dollars (CDN\$ 4600) 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: 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>internet</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 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): XCTW

INITIALS OF LANDLORD(S):



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7. **PARKING:** 1 parking

8. **ADDITIONAL TERMS:** 1 locker. Tenant voluntarily offer total 10 months rent payable to Landlord with certified check/bank draft, or money order on possession day.

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 8 p.m. on the 3 day of June 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 hereof 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) FAX No.: (For delivery of Documents to Tenant)
Email Address: audrey@orionrealestate.ca Email Address: chloe.xuraoqing@gmail.com
(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.tlb.gov.on.ca)

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

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

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

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

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion 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):

XCTW

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:

(Witness) Chloe Xu DATE June 2 2017
(Tenant or Authorized Representative) Corq Xiangqian cong (Seal)
(Witness) Wang Tan Rui DATE June 2 2017
(Tenant or Authorized Representative) tanrui wang (Seal)
(Guarantor) DATE (Seal)

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) DATE (Seal)
(Landlord or Authorized Representative) (Seal)
(Witness) DATE (Seal)
(Landlord or Authorized Representative) (Seal)

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) DATE (Seal)
(Spouse) DATE (Seal)

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 a.m./p. this 20 day of _____, 20____ (Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage ORION REALTY CORPORATION Tel.No. (416) 733-7784
Audrey Grubestic
(Salesperson / Broker Name)
Co-op/Tenant Brokerage HOMELIFE NEW WORLD REALTY INC. Tel.No. (416) 490-1177
CHLOE XU
(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

(Landlord) DATE
(Landlord) DATE
Address for Service
Landlord's Lawyer
Address
Email

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

(Tenant) DATE
(Tenant) DATE
Address for Service
Tenant's Lawyer
Address
Email

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 Co-operating Brokerage)



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BUYER: Xiangqian Cong and Tanrui Wang

SELLER: Irene S Cheng and Kwok Fai Cheng

For the transaction on the property known as: # 515-510 CURRAN PL

Mississauga

LSB 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)

XCTW
BUYER

JA
CO-OPERATING/BUYER BROKERAGE

SELLER

LISTING BROKERAGE

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

CO-OPERATING BROKERAGE- REPRESENTATION:

- a) ☒ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer 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
1/2 month rent +H.S.T
(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 NEW WORLD REALTY INC.
(Name of Co-operating/Buyer Brokerage)

201 CONSUMERS RD., STE. 205 TORONTO

Tel. (416) 490-1177 Fax: (416) 490-1978

Chloe Xu
(Authorized to bind the Co-operating/Buyer Brokerage) Date: June 02 2017

CHLOE XU

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

ORION REALTY CORPORATION
(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD. MISSISSAUGA

Tel. (416) 388-7012 Fax: (905) 286-5271

Andrey Crubesic
(Authorized to bind the Listing Brokerage) Date: Jun 2 2017

(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.

Cong Xiongqian Date: June 2 2017
(Signature of Buyer)

Wang Jan Rui Date: June 2 2017
(Signature of Buyer)

(Signature of Seller)

Date:

(Signature of Seller)

Date:

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Form 401

for use in the Province of Ontario

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

TENANT (Lessee), Xiang Qian Cong and Jan ru Wang, and
LANDLORD (Lessor), Irene S. Cheng And Kwok Fai Cheng
for the lease of 510 Cummer Pl unit 515 LSE 0J8 Mississauga,
dated the 2 day of June, 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.

Irene S. Cheng / Kwok Fai Cheng ^{10 months certified}
The Tenant agrees to deliver to The Landlord 10 ~~post-dated cheques covering the~~ monthly rental payments payable to check
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.

Irene S. Cheng / Kwok Fai Cheng ^{\$200}
The Tenant agrees to provide the landlord with ~~\$200~~ refundable security deposit in the form of a cheque payable to check 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 (2) sets
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 initialled by all parties to the Agreement to Lease.

INITIALS OF TENANTS: XC TWINITIALS OF LANDLORD(S): XC TW

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Form 401

for use in the Province of Ontario

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

TENANT (Lessee), Xiangjian Cong and Tan Rui Wang, and
LANDLORD (Lessor), Irene S Cheng & Kwok Fai Cheng
for the lease of 510 Curran Pl unit 515 Mississauga
LSB OJ8 dated the 2 day of June, 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:

INITIALS OF LANDLORD(S):

The trademarks REALTOR®, REALTOR logo and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2015, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use is prohibited except with the written consent of OREA. Do not alter when printing or reproducing the standard present version. OREA bears no liability for your use of this form.

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

TENANT (Lessee), Xiangqian Geng, Tanrui Wang, and
LANDLORD (Lessor), Irene S. Cheng and Kwok Fai Cheng
for the lease of 510 Curran Pl unit 515 Mississauga
L5B 0J8 dated the 2 day of June, 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 initialled by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

XG TW

INITIALS OF LANDLORD(S):

I/We hereby make application to rent ⁵¹⁵ 510 curran pl unit 2009 mississauga

from the 1 day of july 20 17 at a monthly rental of \$ 2050 2300

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

1. Name xiangqian cong Date of birth 1996-12-06 SIN No. [Optional]

Drivers License No Occupation student

2. Name tanrui wang Date of birth 1998-02-24 SIN No. [Optional]

Drivers License No Occupation student

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? no If so, describe

Why are you vacating your present place of residence? get offer and will study in UTM

LAST TWO PLACES OF RESIDENCE

Address 177 Antigua Road L5B 2T9 Mississauga Address 569 Catherine st burlington on

From 2016/09 To now From 2016/03 To now

Name of Landlord zhang jing Name of Landlord Ma Suhua

Telephone: 416-523-3666 Telephone: 905-407-8377

PRESENT EMPLOYMENT

Employer NA

Business address

Business telephone

Position held

Length of employment

Name of supervisor

Current salary range: Monthly \$

PRIOR EMPLOYMENT

NA

SPOUSE'S PRESENT EMPLOYMENT

Employer na
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor
 Current salary range: Monthly \$

PRIOR EMPLOYMENT

Employer na
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor
 Current salary range: Monthly \$

Name of Bank Branch Address

Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

Payments to Amount: \$
 Payments to Amount: \$

PERSONAL REFERENCES

Name Ma shuhua(for Tanrui Wang)Address
 Telephone: 905-407-8377 Length of Acquaintance 2 year Occupation
 Name Wong lok yan(for xiangqian qiang)
 Telephone: 647-676-7705 Length of Acquaintance 2 year Occupation

AUTOMOBILE(S)

Make Model Year Licence No
 Make Model Year Licence No

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

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

Signature of Applicant *Cong Xiangqian* Date May 30 2017
 Signature of Applicant *Wang TanRuiz* Date May 30 2017
 Telephone: 647-673-6669 Telephone: 416-270-7355

58688541 0-516



Royal Bank of Canada
Banque Royale du Canada
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

AMADON CITY CENTRE SEVEN NEW DEVT.

EXACTLY \$1,695.00

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

RE/OBJET LEASING FEE- 515-510 CURRAN PLACE

IRENE CHENG

PURCHASER NAME

4782 CRYSTAL ROSE DR.

PURCHASER ADDRESS

MISSISSAUGA, ON L5V 1G9

NOM DE L'ACHETEUR

ADRESSE DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

[Signature]

COUNTERSIGNED / CONTRESIGNÉ

RUTH URIAN

⑈ 58688541 ⑈ ⑈ 02115003⑈ 09900335⑈

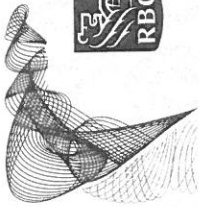
p8v2 515 lease fee

DATE

20170607
Y/A M/M D/J

\$1,695.00

CANADIAN DOLLARS CANADIENS



Royal Bank of Canada
Banque Royale du Canada
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON

58688482 7-516

DATE 20170601
Y/A M/M D/J

PAY TO THE ORDER OF
PAYER À L'ORDRE DE BLANEY MCNULTREY LLP IN TRUST

EXP. DATE \$67,380.00

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

RE/OBJET PSV 2 515 20% TOP UP DEPOSIT

PURCHASER NAME
IRENE S CHENG

NOM DE L'ACHÉTEUR

ADRESSE DE L'ACHÉTEUR

PURCHASER ADDRESS

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

COUNTERSIGNED / CONTRESIGNÉ

CANADIAN DOLLARS CANADIENS

\$67,380.00

h.s.m.c

FORM 16516 (09-2016)

⑈ 58688482⑈ ⑆02115⑈003⑆ 099⑈013⑈5⑈

PEOPLE'S REPUBLIC OF CHINA

类型/Type

护照号码/Passport No.
E553586

E55358653

1

从向前
CONG XIANGQIAN

Base of birth

05 DEC 1996

1998

20 7月/JUL 2015

Date of service: _____

19 7月/III 2025

10

从向前

MPS Exit & Entry Administration

POCHNCONG<<XIANGQIAN<<<<<<<<<<<<<<<<<<<<<<<
E553586532CHN9612062M2507190LENDMPPCMHLAA960



TANRUI WANG
1806-2 CARLTON STREET
TORONTO ON M5B 1J3
CANADA



DD202 923 571

F311305786

Application/Demande: S301781745

UCI/IUC: 94053600

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT	
Family Name/Nom de Famille:	WANG
Given Name(s)/Prénom(s):	TANRUI
Date of Birth/Date de naissance:	1998/02/24
Sex/Sexe:	MALE
Country of Birth/Pays de naissance:	CHINA
Country of Citizenship/Citoyen de:	CHINA
Travel Doc No./N° du document de voyage:	E52778832
	PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le:	2017/04/07
Expiry Date/Date d'expiration:	2017/09/30
Case Type/Genre de cas:	30
Institution Name/Nom de l'institution:	OTHER SECONDARY ONT.
Field of Study/Domaine d'études:	ANY PRIMARY OR SECONDARY INSTITUTION
In Force From/En vigueur le:	2017/04/07

Conditions:

1. MUST LEAVE CANADA BY 2017/09/30

Remarks/Observations:
UNLESS AUTHORIZED, PROHIBITED FROM ENGAGING IN EMPLOYMENT IN CANADA.

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



Citizenship and
Immigration Canada

CANADA



CANADA

XIANGQIAN CONG
88 BRONTE COLLEGE COURT
MISSISSAUGA ON L5B 1M9
CANADA

Application/Demande: S301429950

UCI/IUC: 94073866

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille: CONG
Given Name(s)/Prénom(s): XIANGQIAN
Date of Birth/Date de naissance: 1996/12/06
Sex/Sexe: MALE
Country of Birth/Pays de naissance: CHINA, PEOPLE'S REPUBLIC OF
Country of Citizenship/Citoyen de: CHINA, PEOPLE'S REPUBLIC OF
Travel Doc No./N° du document de voyage: E55358653
PASSPORT

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le: 2016/05/19
Expiry Date/Date d'expiration: 2017/09/30
Case Type/Genre de cas: 30
Institution Name/Nom de l'institution: DESIGNATED LEARNING INST-ON
Field of Study/Domaine d'études: ANY PRIMARY OR SECONDARY INSTITUTION
In Force From/En vigueur le: 2016/05/19

Conditions:

- 1. UNLESS AUTHORIZED, PROHIBITED FROM ENGAGING IN EMPLOYMENT IN CANADA.
- 2. MUST LEAVE CANADA BY 2017/09/30

Remarks/Observations:

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

THIS FORM HAS BEEN ESTABLISHED BY THE MINISTER OF CITIZENSHIP AND IMMIGRATION - THIS DOCUMENT IS THE PROPERTY OF THE GOVERNMENT OF CANADA
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Canada



March 15, 2017

Xiangqian Cong
88 Brontecollege Ct.
Mississauga ON L5B 1M9

U of T Applicant Number: 1004176205
UTOR id: congxian
OUAC Reference Number: 20170457470

Dear Xiangqian Cong:

We are delighted to offer you a place at the University of Toronto. Your record of achievement has distinguished you in a pool of highly accomplished applicants and you have been selected for 2017 admission to Studies in Social Sciences at the University of Toronto Mississauga. Congratulations!

In addition, we are delighted to inform you that you will be awarded a University of Toronto Mississauga (UTM) Entrance Award in the amount of \$1,000. This award is contingent on you maintaining your academic standing and achieving a final grade 12 admission average of at least 85% with no repeated courses. You must also meet any additional conditions of this offer of admission and register in a full-time course load at UTM for the 2017-18 Fall/Winter Session.

At the University of Toronto, we are committed to helping you reach your highest potential. We believe you will be an excellent addition to a community of scholars who share a passion for learning, a deep curiosity about the world and a commitment to making a difference. You'll have a chance to learn from professors who lead in their fields and to benefit from the resources of a major international institution. You'll make friends with others who share your interests and aspirations. You'll grow with us here on a campus that offers research and teaching excellence within a close-knit academic community. We welcome you to an exciting intellectual adventure.

You have a lot to think about while making this important decision about your future, and we are here to help. In addition to providing important, customized information related to your U of T choice(s), the Join U of T website offers a social network connecting you with future classmates and other members of our vibrant community.

You are guaranteed a place in residence provided you meet the eligibility criteria indicated on MyRes. If you are interested in residence, you must login to MyRes at <http://myres.utoronto.ca> and complete the form as well as any supplementary residence applications by March 31. If you do not complete the forms by this deadline, you will lose your residence guarantee.

Residence offers will be sent by email, mainly in May and June. Please be sure to monitor the email account you listed on your OUAC application. You can also log back in to MyRes for updates on the status of your residence application.

Some important logistics:

- Legally speaking: Please read the Terms & Conditions of this offer (encl.).
- Timelines: Accept your offer at join.utoronto.ca by selecting 'Accept My Offer'. Your response must be received no later than Thursday, June 1, 2017.
- Upon your registration at the University of Toronto your U of T applicant number will become your U of T student number and you will be given a U of T email address. All email communications will be sent to your 'utoronto' address.

Once again, congratulations. We hope that you will take this opportunity to write the next chapter of your life at U of T and make your distinctive contribution to our proud legacy of excellence.

Sincerely,



Meric S. Gertler
President



Ulrich J. Krull
Interim Vice-President
University of Toronto & Principal
University of Toronto Mississauga



Xiangqian Cong
Applicant Number: 1004176205
Progcode: 20179 ER SSC1

Terms and Conditions of Your Offer of Admission to Studies in Social Sciences at the University of Toronto Mississauga

• This offer is conditional on your satisfying the Ontario Secondary School Diploma requirements and completing the six required Grade 12U/M courses with a final overall average of at least 75%. Note that some departments require a minimum grade of 70% in select high school (or equivalent) prerequisites for their first year courses. The Universities' Application Centre sends us final results in late July and your final marks and diploma status will be reviewed at that time. If you are concerned about your grades or if you have any questions about these conditions, please contact the UTM Student Recruitment & Admissions Office at 905-828-5400.

• This offer is conditional on you meeting the English Language Requirements of the University of Toronto (<http://uoft.me/engreq>) by June 1, 2017. Otherwise, you must enrol in the Summer **Academic Culture and English (ACE@UTM) Program** and successfully complete it by achieving a B average in Academic English Level 60 before August 31, 2017.

Summer ACE@UTM is an 8-week, full-time English language support program that will run weekdays, five days per week, in July and August 2017. It is highly recommended that all ACE@UTM students live on campus while participating in the program as students who choose the residence option experience higher rates of success. The registration deadline for the Summer ACE@UTM program is **June 1, 2017**, however, we suggest that you register as soon as possible as space is limited. Check <http://uoft.me/ace> for registration details.

Summer ACE@UTM is a non-credit program with a separate fee. To register for Summer ACE@UTM, please visit <http://uoft.me/ace> where you will also find a course description and program expectations. If you have questions or are unable to meet these conditions, please contact the U of T Mississauga Admissions Office at 905-828-5400.

The University reserves the right to withdraw this offer if you do not satisfy this condition by August 31, 2017. Depending on your English ability, you may require more than one session of ACE@UTM to meet the English Language Requirements of the University of Toronto.

Additional Information

Responding to your Offer of Admission

In approximately 5 days from the date of this letter your offer will be displayed on the OUAC website at www.ouac.on.ca. You may check your OUAC account by selecting 'Accept my Offer' at join.utoronto.ca, or by going directly to the OUAC website. Your offer will appear in the 'Choices/Offers' section of your OUAC application. Indicate your response and once you successfully complete all of the submit steps you will receive a confirmation number on the final screen of the submit process. Print that page for your reference.

International Students

International students must apply for and obtain a study permit at the Canadian visa office responsible for their country of citizenship or residence as soon as possible. The UTM International Education Centre (IEC) can assist you with your study permit application, as well as provide immigration and transition advice in advance of your arrival. Contact the IEC by email at: international.utm@utoronto.ca.

University Health Insurance Program (UHIP)

In order to facilitate UHIP coverage, the University of Toronto has provided Sun Life Assurance Company of Canada, the insurance provider, with your name, student number, mailing address, email address and date of birth. This is a mandatory procedure required for admittance to the University. If you have any questions regarding the security of these records or other concerns pertaining to your personal data, please contact the UHIP office at 416-978-0290.



Additional Information to be attached to the offer letter and submitted to:
Canadian Embassy/Consulate
Immigration Section

March 15, 2017

Cong. Xiangqian
88 Brontecollege Ct.
Mississauga ON L5B 1M9

Birthdate: 1996-12-06

Applicant Number: 1004176205

The above-named student has been admitted to the University of Toronto Mississauga as a full-time undergraduate student. The programs offered within this division are at the Bachelor degree level. Program length is normally four years.

Classes begin September 5, 2017.

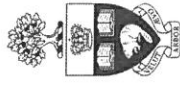
Orientation activities will take place the week before.

Subject to approval by Governing Council, it is expected that fees for the 2017-2018 academic year will be approximately \$47,850. This figure includes a compulsory health insurance premium estimated at \$650.00 for single students with no dependents. The actual premium for 2017 will be set in the near future. For more information about the University Health Insurance Plan (UHIP) visit: <https://www.cie.utoronto.ca/Coming/UHIP>

The fees invoice will be available to the student in mid-July. Programs in Commerce, Management, Computer Science, Communication, Culture, Information & Technology, Visual Studies - Visual Culture & Communications and Bioinformatics have higher tuition fees after first year. For details and updates, visit: www.provost.utoronto.ca/link/students

International students should apply for and obtain a study permit as soon as possible. Those who are currently attending secondary school in Canada should now apply to extend their study permit as they will be required to show proof of permission to remain in Canada for the length of their studies in order to obtain a student card (T card) and proceed with registration.

The University of Toronto DLI Number is O19332746152 (the number begins with the letter "O").



UNIVERSITY OF TORONTO

May 12, 2017

U of T Applicant Number: 1003975380
UTOR id: wangtanr
OUAC Reference Number: 20170203160

Tanrui Wang
88 Bronte College
Mississauga ON L5B 1M9

Dear Tanrui Wang:

We are delighted to offer you a place at the University of Toronto. Your record of achievement has distinguished you in a pool of highly accomplished applicants and you have been selected for 2017 admission to Studies in Social Sciences at the University of Toronto Mississauga. Congratulations!

At the University of Toronto, we are committed to helping you reach your highest potential. We believe you will be an excellent addition to a community of scholars who share a passion for learning, a deep curiosity about the world and a commitment to making a difference. You'll have a chance to learn from professors who lead in their fields and to benefit from the resources of a major international institution. You'll make friends with others who share your interests and aspirations. You'll grow with us here on a campus that offers research and teaching excellence within a close-knit academic community. We welcome you to an exciting intellectual adventure.

You have a lot to think about while making this important decision about your future, and we are here to help. In addition to providing important, customized information related to your U of T choice(s), the Join U of T website offers a social network connecting you with future classmates and other members of our vibrant community.

Some important logistics:

- Legally speaking: Please read the Terms & Conditions of this offer (encl.).
- Timelines: Accept your offer at join.utoronto.ca by selecting 'Accept My Offer'. Your response must be received no later than Thursday, June 1, 2017.
- Upon your registration at the University of Toronto your U of T applicant number will become your U of T student number and you will be given a U of T email address. All email communications will be sent to your 'utoronto' address.

Once again, congratulations. We hope that you will take this opportunity to write the next chapter of your life at U of T and make your distinctive contribution to our proud legacy of excellence.

Sincerely,

Meric S. Gertler
President

Ulrich J. Krull
Interim Vice-President
University of Toronto & Principal
University of Toronto Mississauga



Tanrui Wang

Applicant Number: 1003975380

Progcode: 20179 ER SSC1

Terms and Conditions of Your Offer of Admission to Studies in Social Sciences at the University of Toronto Mississauga

- This offer is conditional on your satisfying the Ontario Secondary School Diploma requirements and completing the six required Grade 12UM courses with a final overall average of at least 75%. Note that some departments require a minimum grade of 70% in select high school (or equivalent) prerequisites for their first year courses. The Universities' Application Centre sends us final results in late July and your final marks and diploma status will be reviewed at that time. If you are concerned about your grades or if you have any questions about these conditions, please contact the UTM Student Recruitment & Admissions Office at 905-828-5400.

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Summer ACE@UTM is an 8-week, full-time English language support program that will run weekdays, five days per week, in July and August 2017. It is highly recommended that all ACE@UTM students live on campus while participating in the program as students who choose the residence option experience higher rates of success. The registration deadline for the Summer ACE@UTM program is **June 1, 2017**, however, we suggest that you register as soon as possible as space is limited. Check <http://uoft.me/ace> for registration details.

Summer ACE@UTM is a non-credit program with a separate fee. To register for Summer ACE@UTM, please visit <http://uoft.me/ace> where you will also find a course description and program expectations. If you have questions or are unable to meet these conditions, please contact the U of T Mississauga Admissions Office at 905-828-5400.

The University reserves the right to withdraw this offer if you do not satisfy this condition by August 31, 2017. Depending on your English ability, you may require more than one session of ACE@UTM to meet the English Language Requirements of the University of Toronto.

Additional Information

- Please arrange with the International Baccalaureate office to have your IB grades released to the University of Toronto electronically by July 15, 2017. If you achieve a final score of 5 or better on you Higher Level subjects, you may be entitled to transfer credit. Should you decide to accept this offer, transfer credit will be assessed upon receipt of your final official results. Refer to www.adm.utoronto.ca/TransferCredits for detailed information about transfer credits.

Responding to your Offer of Admission

In approximately 5 days from the date of this letter your offer will be displayed on the OUAC website

at www.ouac.on.ca. You may check your OUAC account by selecting 'Accept my Offer' at join.utoronto.ca, or by going directly to the OUAC website. Your offer will appear in the 'Choices/Offers' section of your OUAC application. Indicate your response and once you successfully complete all of the submit steps you will receive a confirmation number on the final screen of the submit process. Print that page for your reference.

International Students

International students must apply for and obtain a study permit at the Canadian visa office responsible for their country of citizenship or residence as soon as possible. The UTM International Education Centre (IEC) can assist you with your study permit application, as well as provide immigration and transition advice in advance of your arrival. Contact the IEC by email at: international.utm@utoronto.ca.

University Health Insurance Program (UHIP)

In order to facilitate UHIP coverage, the University of Toronto has provided Sun Life Assurance Company of Canada, the insurance provider, with your name, student number, mailing address, email address and date of birth. This is a mandatory procedure required for admittance to the University. If you have any questions regarding the security of these records or other concerns pertaining to your personal data, please contact the UHIP office at 416-978-0290.

Housing

If you are interested in residence, and you have not yet done so, please visit MyRes at <http://myres.utoronto.ca>. Although you do not meet the criteria of U of T's residence guarantee, it is possible we may be able to offer you residence accommodation once all those guaranteed have been placed.

As residence space is often very limited for non-guaranteed students, it is highly recommended that you also investigate off-campus housing at <https://offcampushousing.utoronto.ca>.



Additional Information to be attached to the offer letter and submitted to:
Canadian Embassy/Consulate
Immigration Section

May 12, 2017

Wang, Tanrui
88 Bronte College
Mississauga ON L5B 1M9

Birthdate: 1998-02-24

Applicant Number: 1003975380

The above-named student has been admitted to the University of Toronto Mississauga as a full-time undergraduate student. The programs offered within this division are at the Bachelor degree level. Program length is normally four years.

Classes begin September 5, 2017.

Orientation activities will take place the week before.

Subject to approval by Governing Council, it is expected that fees for the 2017-2018 academic year will be approximately \$47,850. This figure includes a compulsory health insurance premium estimated at \$650.00 for single students with no dependents. The actual premium for 2017 will be set in the near future. For more information about the University Health Insurance Plan (UHIP) visit: <https://www.cie.utoronto.ca/Coming/UHIP>

The fees invoice will be available to the student in mid-July. Programs in Commerce, Management, Computer Science, Communication, Culture, Information & Technology, Visual Studies - Visual Culture & Communications and Bioinformatics have higher tuition fees after first year. For details and updates, visit: www.provost.utoronto.ca/link/students

International students should apply for and obtain a study permit as soon as possible. Those who are currently attending secondary school in Canada should now apply to extend their study permit as they will be required to show proof of permission to remain in Canada for the length of their studies in order to obtain a student card (T card) and proceed with registration.

The University of Toronto DLI Number is O19332746152 (the number begins with the letter "O").

Orion Realty Corporation

465 BURNHAMTHROPE RD W UNIT 200
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