Check List for Leasing

Tower: PSV2 610 **Unit:** 610 **Date Requested:** February 1/17

Purchasers Name: Mun Cheng Yuen

	Items Required for Leasing a Unit	Completed	Date
1	Executed copy of the Leasing Amendment giving Consent *the % of deposit & Leasing fee must be confirmed (%______ Leasing fee $ 1500)	Mn	Jan. 30/17
2	Copy of Leasing Agreement	Mn	Jan. 30/17
3	Certified Cheque for Balance of Deposit bring total deposit to required amount as per the Leasing Amendment on Occupancy payable to **"Blaney McMurtry LLP in Trust"** **Amount require ($** 14,245 **)**	Mn	Jan. 30/17
4	Certified Check for the Leasing Fee (+ HST) made payable to **"Amacon Development (City Centre) Corp"** **Amount require ($** 1,695 **)**	Mn	Jan. 30/17
5	Copy of ID – Tenant	Mn	Jan. 30/17
6	Copy of Bank's Mortgage Commitment for Original Purchaser (Landlord)	Paying full cash on closing	
7	Copy of Proof of 1st and Last Rental Deposits	Mn	Jan. 30/17
8	Credit Check Report / Financial Record of Tenant	Mn	Jan. 30/17

PSV2

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the **"Vendor"**) and
MUN CHENG YUEN (the **"Purchaser"**)

Suite **610** Tower **TWO** Unit **10** Level **6** (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 sublicencee to the Residential Unit or the balance of the Property by the sublicencee (including, but not limited to, any activities of the sublicencee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses(including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;

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

(e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand 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 30 day of January 201~~2~~7.

Witness:

Purchaser: **MUN CHENG YUEN**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 30 day of January 201~~2~~7.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

DocuSign Envelope ID: 7F017CC9-F080-4C3C-8A9B-2BCD26195164

OREA Ontario Real Estate Association

Form 400
for use in the Province of Ontario

Agreement to Lease
Residential

Toronto Real Estate Board

This Agreement to Lease dated this 17 day of January, 20 17

TENANT (Lessee), Ksenija Kusanic and Kristijan Kusanic
(Full legal names of all Tenants)

LANDLORD (Lessor), Mun Cheng Yuen
(Full legal name of landlord)

ADDRESS OF LANDLORD 144 Park St. TH3 Waterloo ON
(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:
510 Curran Place #610 Mississauga

2. **TERM OF LEASE:** The lease shall be for a term of 1 Year commencing February 1st, 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 Thirty Canadian Dollars (CDN$ 1,630.00),
payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)
by negotiable cheque payable to Kingsway Real Estate Brokerage "Deposit Holder"
in the amount of Three Thousand Two Hundred Sixty
Canadian Dollars (CDN$ 3,260.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

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

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

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 payable on demand on the Tenant.

INITIALS OF TENANT(S): DS KK DS KK **INITIALS OF LANDLORD(S):** DS [initials]

7. **PARKING:** P5-#200

8. **ADDITIONAL TERMS:** Use of Locker included in the rent (Level 6 -Room B1-#3)

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 p.m. on the 18 day of January, 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.: .... (For delivery of Documents to Landlord) FAX No.: .... (For delivery of Documents to Tenant)

Email Address: .... (For delivery of Documents to Landlord) Email Address: .... (For delivery of Documents to Tenant)

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

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

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

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

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

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

18. **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):**

19. 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)	kristijan kusanic (Tenant or Authorized Representative)	(Seal)	DATE 1/17/2017
(Witness)	kristijan kusanic (Tenant or Authorized Representative) BCD84062F2304A4	(Seal)	DATE 1/17/2017
(Witness)	(Guarantor)	(Seal)	DATE

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

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

(Witness)	(Landlord or Authorized Representative)	(Seal)	DATE 1/17/2017
(Witness)	(Landlord or Authorized Representative)	(Seal)	DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at .... a.m./p.m. this 17th day of January, 20 17.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage KINGSWAY REAL ESTATE BROKERAGE Tel. No. (905) 268-1000

RAYMOND LI

(Salesperson / Broker Name)

Co-op/Buyer Brokerage Tel. No.

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

(Landlord) DATE 1/17/2017
3D873046E7054E1

(Landlord) DATE

Address for Service

Tel. No.

Landlord's Lawyer

Address

Email

Tel. No. FAX No.

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

kristijan kusanic (Tenant) DATE 1/17/2017

kristijan kusanic (Tenant) DATE 1/17/2017

Address for Service

Tel. No.

Tenant's Lawyer

Address

Email

Tel. No. FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

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

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)

HSBC

HSBC Bank Canada
Banque HSBC Canada

4550 HURONTARIO STREET
MISSISSAUGA ON L5R 4E4

CANADIAN DOLLAR BANK DRAFT
TRAITE BANCAIRE EN DOLLARS CANADIENS

330409

DATE 2 0 1 7 0 1 3 0
YYAA MM DD

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE BLANEY MCMURTRY LLP, IN TRUST

$ **14,245.00

CAD FOURTEEN THOUSAND TWO HUNDRED FORTY FIVE ONLY

⑈330409⑈ ⑆10052⑉016⑆ 930289⑉010⑈

PSV2 610 - Top up to 25%
for Leasing

HSBC

2 0 1 7 0 1 3 0

AMACON DEVELOPMENT CITY CENTRE CORP

**1,695.00

CAD ONE THOUSAND SIX HUNDRED NINETY FIVE ONLY

⑈330408⑈ ⑆10052⑉016⑆ 930289⑉010⑈

PSV2 610 - Leasing Fee

PSV2 610 Tenant's ID

PJV2 610 Tenant's ID

KINGSWAY
REAL ESTATE BROKERAGE

151 City Centre Drive # 300
Mississauga Ont. L5B-1M7
Phone: 905-268-1000
Fax: 905-277-0020

RECEIPT OF DEPOSIT

In the event the conditions in your agreement of purchase and sale are not satisfied & a mutual release is signed, the funds will not be returned until a full 30 days clearing period has passed with td Canada trust

DATE: January 18th [illegible] TIME: 3:30pm

RECEIVED FROM: Ksenija Kusanic

AMOUNT: $ 3,260 Three thousand two hundred and sixty.

PAYMENT METHOD:
- ☐ CERTIFIED CHEQUE
- ☐ CHEQUE (NOT CERTIFIED)
- ☑ BANK DRAFT
- ☐ OTHER______

PROPERTY ADDRESS: [illegible] Curran Place # [illegible]
LISTING AGENT: Raymond Li

☑ RENTAL ☐ SALE ☐ OTHER______

RECEIVED BY: Michelle C.

58070114 2-516

Royal Bank of Canada
Banque Royale du Canada
25 MILVERTON DRIVE
MISSISSAUGA, ON

DATE [illegible] Y/A M/M D/J

PAY TO THE ORDER OF
PAYEZ A L'ORDRE DE [illegible]

$3,260

CANADIAN DOLLARS CANADIENS

PURCHASER NAME NOM DE L'ACHETEUR
PURCHASER ADDRESS ADRESSE DE L'ACHETEUR

⑈58070114⑈ ⑆08802⑉003⑆ 099⑉013⑉5⑈

EQUIFAX

Print This Page | Close Window

Equifax Credit Report and Score ™ as of 01/07/2017

Name: Kristijan Kusanic

Confirmation Number: 4037497668

Credit Score Summary

773 | Excellent

Where You Stand

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

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

What's Impacting Your Score

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

Total balance for open trades.

Number of open bank installment trades.

Ratio satis bank installment trades to total bank installment trades.

Your Loan Risk Rating

773 | Excellent

Your credit score of 773 is better than 52% of Canadian consumers.

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

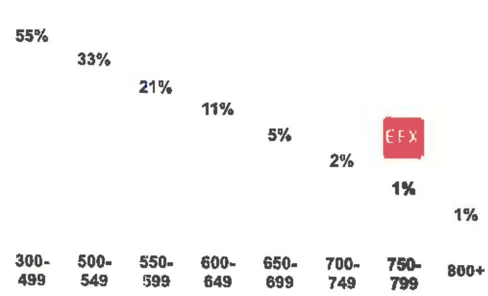
The Bottom Line :

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

- You may be able to obtain high credit limits on your credit card.
- Many lenders may offer you their most attractive interest rates and offers.
- Many lenders may offer you special incentives and rewards that are geared to their most valuable customers.

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.

Delinquency Rates*



Account Number:	XXX...914	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	$0.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2014-09	Date of Last Activity:	2016-11
Status:	Paid as agreed and up to date	Date Reported:	2016-12
Months Reviewed:	27		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

CAPITAL ONE COSTCO

Phone Number:	(800)728-3277	High Credit/Credit Limit:	$4,000.00
Account Number:	XXX...823	Payment Amount:	$10.00
Association to Account:	Individual	Balance:	$881.00
Type of Account:	Revolving	Past Due:	$0.00
Date Opened:	2014-12	Date of Last Activity:	2016-12
Status:	Paid as agreed and up to date	Date Reported:	2016-12
Months Reviewed:	24		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

Credit History and Banking Information

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

No Banking information on file

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

Public Records and Other Information

Bankruptcy

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

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

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

Registered Consumer Proposal

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

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

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

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

Secured Loans

Court Name:	MINISTRY GOVT SERV	Date Filed:	2015-03
Industry Class:		Creditor's Name and Amount:	704526867 BANK OF NOVA SCOTIA - ONTARIO CAU $28980
Maturity Date:			
Comments:	Security Deposit Unknown		

Collection Accounts

November 1, 2016

To Whom It May Concern:

Kristijan Kusanic has been an employee of EMC since April 04, 2016. EMC was acquired by Dell Technologies in September 2016 and is considered to be a wholly-owned subsidiary of Dell Technolgies. Kristijan Kusanic presently works in the DPSG Management Department as a Senior Program Manager (Technical). His current salary is $3,807.70CAD per biweekly pay period which is equivalent to an annualized salary of $99,000.20CAD.

In addition, the compensation plan for his position includes eligibility for a target bonus of $11,000.00CAD on an annualized basis which is paid in quarterly installments contingent upon attainment of individual and corporate goals.

If you require further information, please contact me directly at 905-220-6710.

Sincerely,

Meagan Murphy

Meagan Murphy
Senior Human Resources Generalist
P: 905-220-6710
F: 905-315-4040