

Worksheet

Standard Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy

Suite: 2402 Tower: PV2 Date: Apr. 19/17 Completed by: Silvi

Please mark if completed:

- ✓ • Copy of Assignment Amendment
- ✓ • Assignment Agreement Signed by both Assignor and Assignee
201/
- ✓ • Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust \$57,180 Draft NO. 80449488
- ✓ • Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Seven New Development Partnership, Courier to Dragana at Amacon Head office (Toronto). N/A Free Assignment
- ✓ • Agreement must be in good standing. Funds in Trust: \$ 30,000.

- ✓ • Assignors Solicitors Information

- ✓ • Assignees Solicitors Information

- ✓ • Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to customerareto@amacon.com

- ✓ • Include Fintrac for Assignee

- ✓ • Copy of Assignees ID

- ✓ • Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

MARK COUTO MELO (the "Purchaser")

Suite 2402 Tower TWO Unit 2 Level 23 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned 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:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum Zero (\$0.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.



PSV

2402 02 23
SUITE ___ UNIT ___ LEVEL ___

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this ___ day of 2016.

AMONG:

(hereinafter called the "Assignor")

Mark Couto Melo

OF THE FIRST PART;

- and -

Wengji Chen

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 08th day of April and accepted the 08th day of April between the Assignor as Purchaser and the Vendor as may have been amended (the "Agreement"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 02, Level 23, Suite 202 together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as "Mississauga, Ontario (the "Property");
- (B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and
- (C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows.

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
4. The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the

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Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.

7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.

8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.

9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.

10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.

11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Blaney McMurtry, LLP upon execution of this Assignment Agreement. Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.

12. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement, Assignee's full contact information and Assignee's solicitor's contact information.

13. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.

14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.

15. This Assignment shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.

16. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this ____ day of ____ 20__.

Witness

E. Croux

(Assignor)

M. M. M.

Witness

Flora

Witness

Flora

(Assignee)

(Assignor)

Witness

(Assignee)

AMACON DEVELOPMENT (CITY CENTRE)
INC.

Per:

Name:

Title:

Authorized Signaling Officer

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: Weng, Chen
DATE OF BIRTH: 1984 0404
YYYYMMDD 28329 bot
ADDRESS: 4235 Schneider Court
Massachusetts 02818
PHONE: Tel: 617-885-7082
Cell: 617-885-7082
E-mail: Wenky0288@gmail.com

ASSIGNEE

NAME: _____
DATE OF BIRTH: _____
YYYYMMDD SIN # _____
ADDRESS: _____
PHONE: _____
Tel: _____
Cell: _____
E-mail: _____
Facsimile: _____

ASSIGNEE'S SOLICITOR

NAME: Hodder, Wing Barrister and Solicitor
Angela Chen
ADDRESS: 140 Berhamthorpe Road West, Unit 109
PHONE: Bus: 905-366-1404/416-602-6402
Facsimile: 905-366-3372
E-mail: achen@hwbarristers.ca

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

MARK COUTO MELO (the "Purchaser")

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- (v) pays the sum Zero (\$0.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.



(vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;

(vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.

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 4 day of July 2015.

[Signature]

Witness:

[Signature]

Purchaser: **MARK COUTO MELO**

DATED at TORONTO this 9 day of JULY 2015.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer

I have the authority to bind the Corporation

The Toronto-Dominion Bank

7685 HURONTARIO STREET SOUTH
BRAMPTON, ON L6W 0B4

80449488

2017-04-12
YYMMDD

DATE

Transit-Serial No. 136-80449488

Pay to the
Order of BLANEY MCMURTRY LLP IN TRUST

\$ *****57,180.00

*** FIFTY SEVEN THOUSAND ONE HUNDRED EIGHTY *****00/100 Canadian Dollars
Authorized signature required for amounts over CAD \$5,000.00

Re 510 Carrao Place #2402

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

Authorized Officer

Countersigned

Number

546590

⑈80449488⑈ ⑆096120004⑆

⑈3808⑈

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.

It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address: #2402 - 510 CURRAN PL

Mississauga

L5B 0J8

Sales Representative/Broker Name: FIONA MU

Date: April 3, 2017

A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® member must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatory to verify an individual, see procedure described in CREA's FINTRAC Compliance manual.

- 1. Full legal name of individual: Wenqi Chen
- 2. Address: 4235 Schneider Crt. Mississauga, ON L5B 3N8

- 3. Date of Birth: Apr 4, 1984

- 4. Nature of Principal Business or Occupation: Program facilitator

- 5. Type of Identification Document*: Driver License

(must view the original, see below for list of acceptable documents)

- 6. Document Identifier Number: C3344-78108-45404

- 7. Issuing Jurisdiction: Ontario Ministry of Transportation

(insert name of the applicable Province, Territory, Foreign Jurisdiction or "Federal Government of Canada")

- 8. Document Expiry Date: April 4, 2020

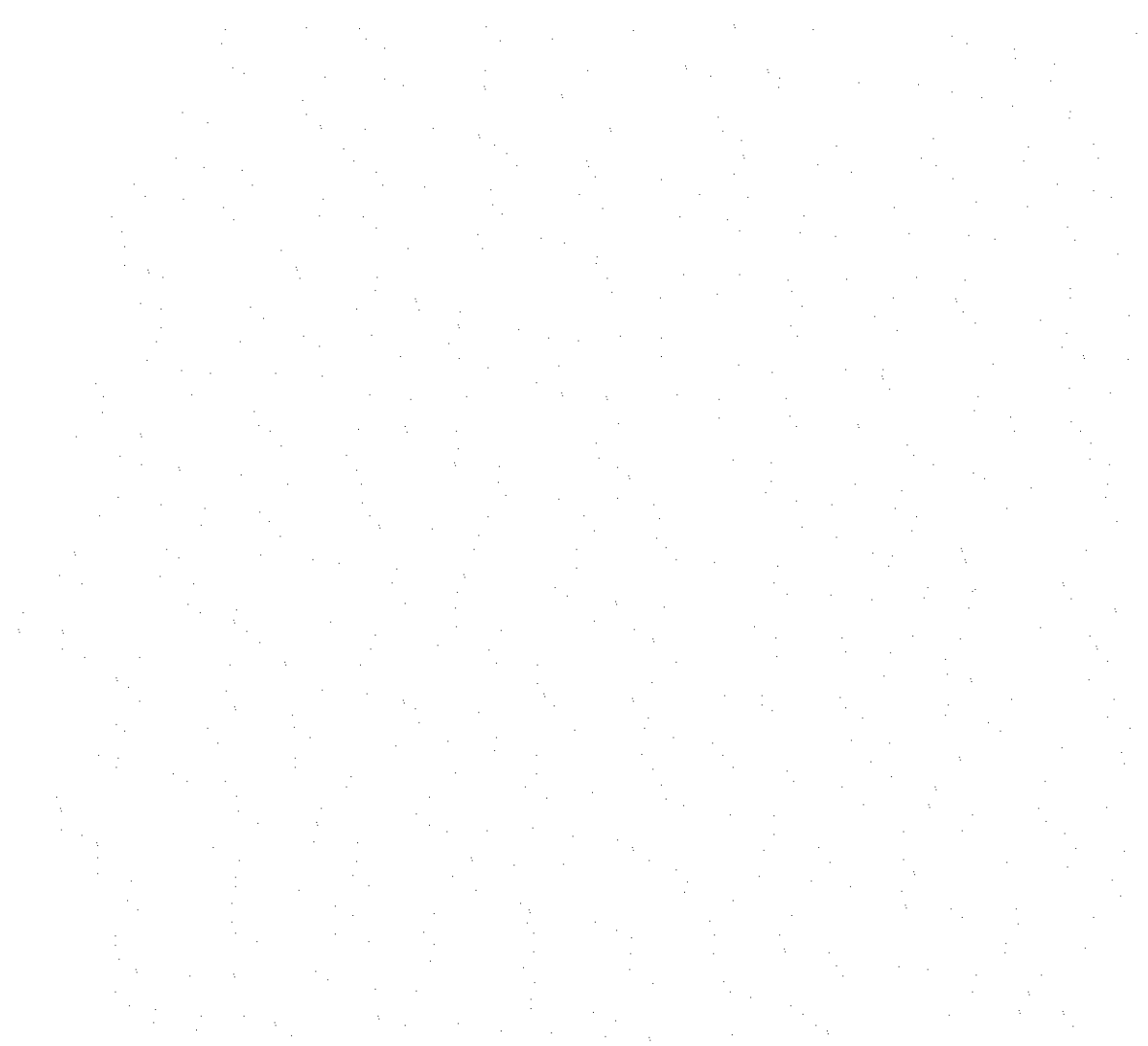
(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations*. © 2014-2015.





**Individual Identification
Information Record**

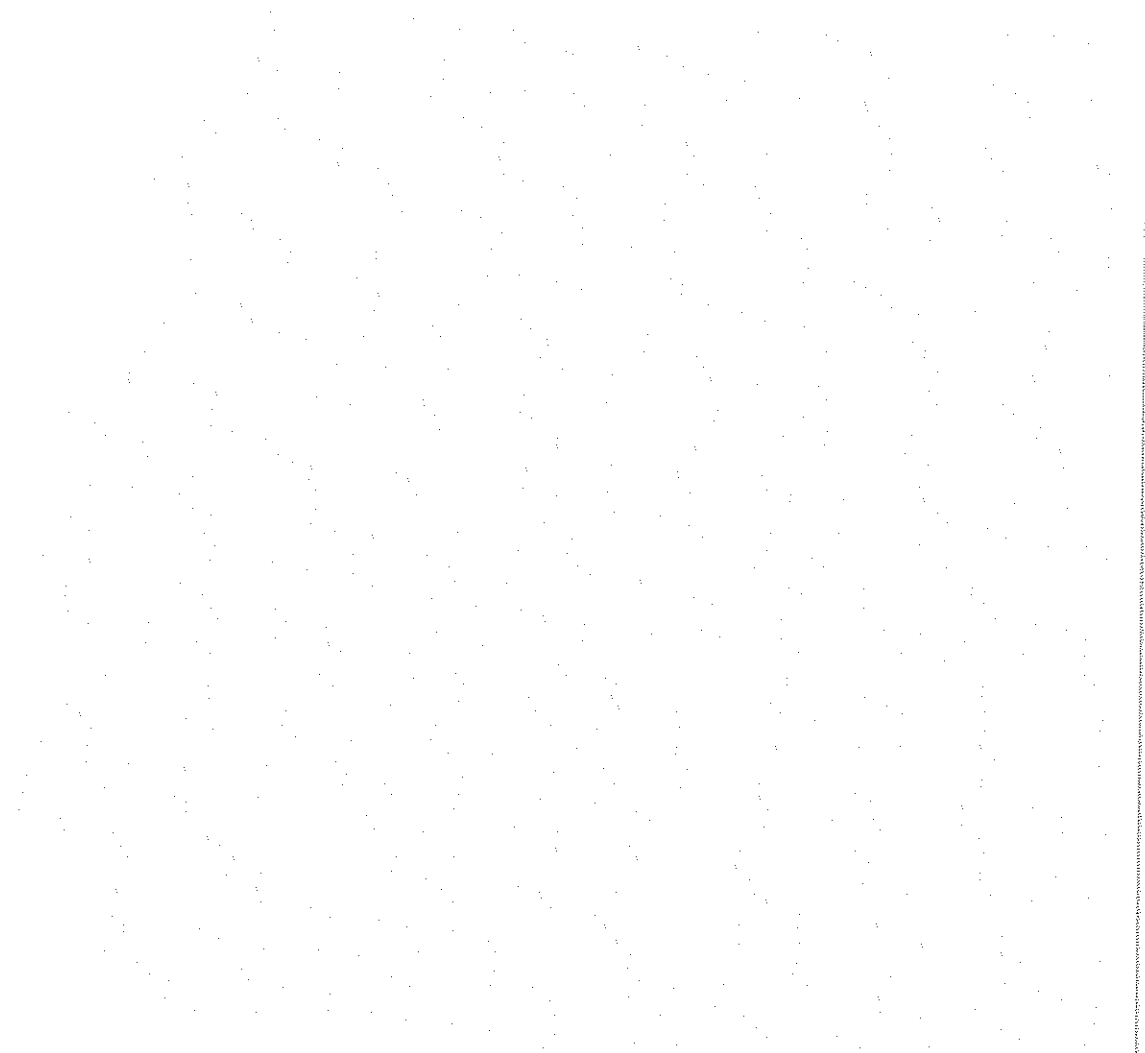
B. Verification of Third Parties (if applicable)

NOTE: Complete this section of the form when a client or unrepresented individual is acting on behalf of a third party. Where you cannot determine if there is a third party, but there are reasonable grounds to suspect the individual is acting on behalf of a third party, you must keep a record of that fact.

1. Name of third party:
2. Address:
.....
.....
.....
.....
3. Date of Birth:
4. Nature of Principal Business or Occupation:
5. Incorporation number and place of issue (if applicable):
6. Relationship between third party and client:



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations. © 2014-2015.



Only complete Sections C and D for your clients.

C. Client Risk *(ask your Compliance Officer if this section is applicable)*

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

Low Risk

- ☐ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

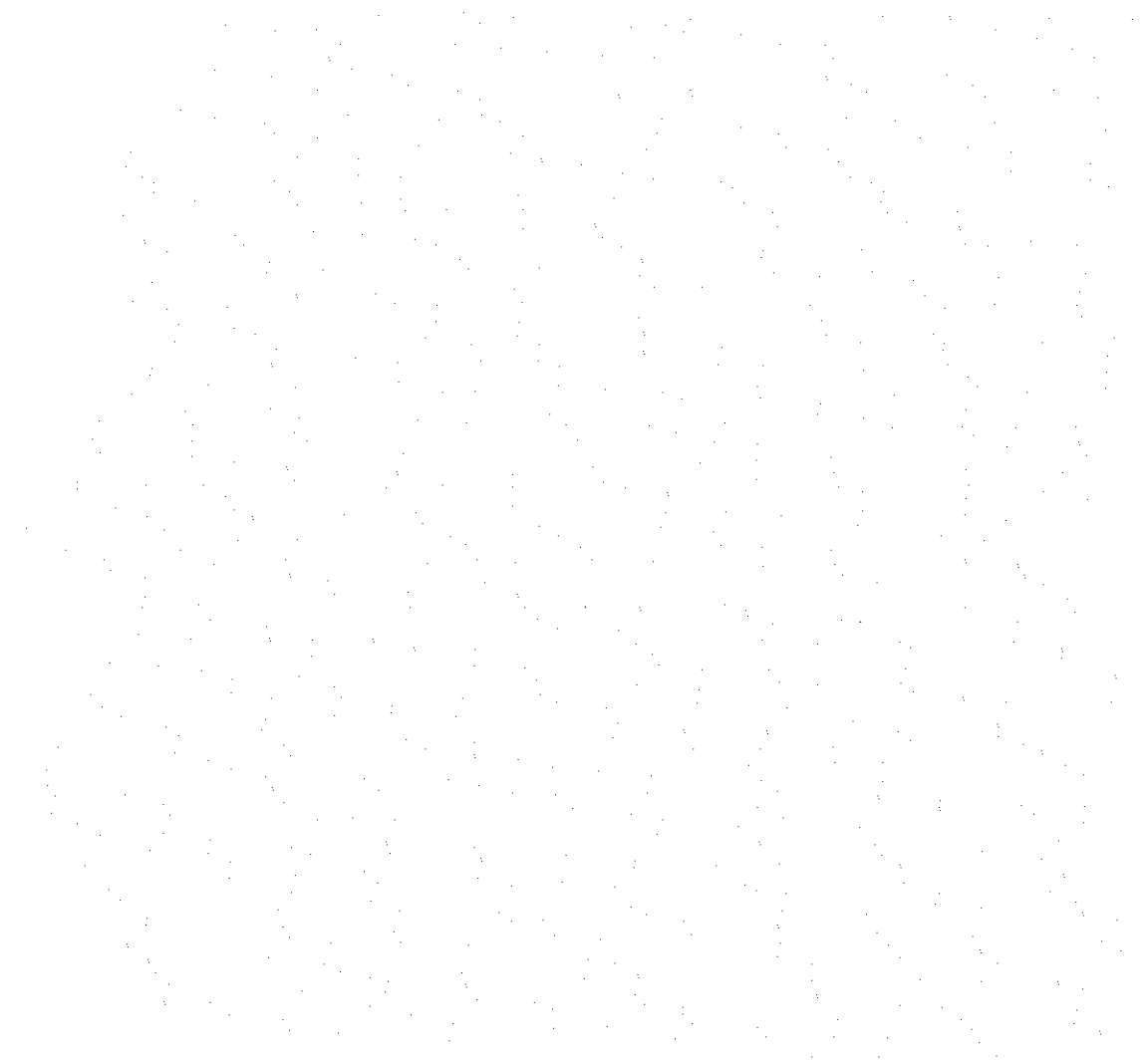
Medium Risk

- ☐ Explain:

High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.



D. Business Relationship

(ask your Compliance Officer when this section is applicable if you don't know)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- ☐ Residential property ☐ Residential property for income purposes
☐ Commercial property ☐ Land for Commercial Use
☐ Other, please specify:

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - if you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.



ONTARIO

Driver's Licence
Permis de conduire

ON CANADA

1. NAME/ NOM
CHEN
WENQI

2. ADDRESS/ ADRESSE
4235 SCHNEIDER CRT
MISSISSAUGA, ON L5B 3N8

3. NUMBER/ NUMERO
C3344 - 78108 - 45404

4. ISS/DEL. 2017/03/20

5. DOB/REF. DT3516694

6. SEX/SEXE F

7. CLASS/ CLASSE G

8. REST/ COND. X

9. HEIGHT/AUT. 160 cm

10. EXPIRY EXP. 2020/04/04



3. DOB/DEL. 1984/04/04



NO mortgage needed

TD Canada Trust Your Personal Assessment

Prepared for:

WENQI CHEN
4235 SCHNEIDER CRT
MISSISSAUGA, ON, CAN
L5B 3N8

Prepared by:

Serena Chan, Customer Service Rep
1177 CENTRAL PKWY W UNIT 35
MISSISSAUGA, ON, CAN L5C 4P3
Phone: (905) 896-3188
E-mail:

As at: April 12, 2017

EasyLine: 1-866-222-3456

EasyWeb: www.tdcanadatrust.com

TD Assets:

Account(s)	Balance	Description
TD WATERHOUSE FINANCIAL PLANNING - TFSA - 1328 16RH79J	\$41,027.21	OWNER
TD WATERHOUSE FINANCIAL PLANNING - CDN CASH - 1328 16RH80A	\$0.00	JOINT - ANY ONE TO SIGN
TD WATERHOUSE FINANCIAL PLANNING - US CASH - 1328 16RH80B	USD \$0.00	JOINT - ANY ONE TO SIGN
TD ALL-INCLUSIVE BANKING PLAN - 532 6841241	\$8,128.34	Overdraft Limit: \$3,500.00
TD EVERY DAY SAVINGS ACCOUNT - 1868 6568560	\$427,688.73	
TD EVERY DAY SAVINGS ACCOUNT - 1868 6589991	\$29,232.08	JOINT - ANY ONE TO SIGN
BORDERLESS PLAN - 1868 7175353	USD \$50,000.00	JOINT - ANY ONE TO SIGN

Total TD Assets: CDN
Total TD Assets: USD

\$506,076.36
\$50,000.00

Total Assets: CDN
Total Assets: USD

\$506,076.36
\$50,000.00

TD Liabilities

Account(s)	Balance	Description
MORTGAGE - 1312 1348521	\$600,840.32	MORTGAGOR
TD GOLD ELITE - 4520 8500 1746 1501	\$1,702.18	OWNER Credit Limit: \$17,900.00

Total TD Liabilities: CDN

\$602,542.50

Total Liabilities: CDN

\$602,542.50

Net Worth: CDN
Net Worth: USD
Your Net Worth*

-\$96,466.14
\$50,000.00
-\$46,466.14

APR 12 2017

4177 Central Express West
Mississauga, ON L5C 4P3

Assignors Lawyer

Shana Dale

Phone: 905 455 7300 extention 248

Email: shana@dalestreimanlaw.com

Assignees Lawyer

Hodder, Wang Barrister & Solicitor Angela Chan
905-366-1404

achan@hwlawyers.ca

