

DUEAST CONDOMINIUM SUITES MORTGAGE COMMITMENT CHECKLIST
(THIS INFORMATION IS INTENDED TO ASSIST YOUR FINANCIAL INSTITUTION)

In accordance with paragraph 44 (Financial Information) of the Agreement of Purchase and Sale, we confirm that your mortgage commitment must confirm that you have been approved for the required funds to close the unit. Additionally, your mortgage commitment must be from a Schedule 1 Bank.

ALL MORTGAGE COMMITMENTS MUST INCLUDE THE FOLLOWING INFORMATION:

- PROPERTY
➤ ADDRESS: 225 SUMACH STREET, UNIT _____, TORONTO, ON,
This letter will confirm that you qualify for a residential mortgage with the
(lender's name) with the following terms and conditions:
- SUITE No.: _____ LEGAL UNIT No.: _____ LEGAL LEVEL: _____
- PURCHASER NAME: _____
PLEASE NOTE THAT THE NAME(S) MUST BE THE SAME AS SHOWN ON THE AGREEMENT OF PURCHASE AND SALE
- MORTGAGE COMMITMENT AMOUNT: _____
PURCHASE PRICE MINUS 10% DEPOSIT = _____
THE MORTGAGE COMMITMENT AMOUNT AND THE 10% DEPOSIT MUST ADD UP TO AT LEAST THE PURCHASE PRICE OF THE UNIT

FOR ANY PURCHASER WHO WILL HAVE A LOWER MORTGAGE AMOUNT AS THEY WILL BE PROVIDING ADDITIONAL DEPOSIT MONIES ON FINAL CLOSING, THE PURCHASER MUST PROVIDE VERIFICATION OF THE FUNDS TO COMPLETE THE PURCHASE.

THIS CAN BE IN THE FORM OF COPIES OF THE PURCHASER'S BANK ACCOUNT STATEMENTS FROM A CANADIAN CHARTERED BANK, TRUST COMPANY OR CREDIT UNION AND / OR THE PURCHASER'S INVESTMENT PORTFOLIO STATEMENTS FROM A CANADIAN SECURITIES DEALER, WHICH DEMONSTRATE THAT THE PURCHASER HAS THE FUNDS AVAILABLE ON DEPOSIT, OR IN LIQUID INVESTMENTS, TO PAY THE TOTAL PURCHASE PRICE. ALTERNATIVELY, A LETTER CAN BE PROVIDED FROM THE ABOVE MENTIONED FINANCIAL INSTITUTIONS, A SAMPLE OF WHICH IS PROVIDED ON THE FOLLOWING PAGE.

- FIXED ANNUAL INTEREST RATE: _____ (e.g. 3.5% per annum)
PREPAYMENT OPTION: _____ Closed to prepayment
➤ TERMS OF MORTGAGE: _____ 5 Years
AMORTIZATION: _____ 30 Years
APPROVAL CONFIRMATION IS VALID _____ March 2020 to August 2020
(SHOW THE OCCUPANCY DATE ON THE AGREEMENT)
- UNTIL ANTICIPATED CLOSING DATE: _____
- NAME, SIGNATURE AND CONTACT INFORMATION OF BANK ORGANIZATION PROVIDING MORTGAGE APPROVAL:

NAME

BANK

PHONE NUMBER / EMAIL ADDRESS

PLEASE TAKE YOUR AGREEMENT OF PURCHASE AND SALE ALONG WITH THE CHECKLIST TO YOUR FINANCIAL INSTITUTION WHEN MAKING YOUR MORTGAGE COMMITMENT ARRANGEMENTS

**SAMPLE LETTER REGARDING
CONFIRMATION OF ADDITIONAL DEPOSITS**

Logo of Financial Institution

Name of Financial Institution

Address of Financial Institution

Contact Telephone Numbers

Date:

Daniels HR Corporation
20 Queen Street West, Suite 3400
Toronto, ON M5H 3R3

Attention: Teresa Lau, Corporate Controller

**Agreement of Purchase and Sale ("Agreement") Between
[HOMEOWNER NAME(S)] and DANIELS HR CORPORATION
For Suite _____, Municipal Address: 225 Sumach St., Toronto, ON
MORTGAGE COMMITMENT**

This letter will confirm that the above-mentioned client has financial assets in excess of:

\$ _____
which amount is the required additional deposits to complete the property purchase, after subtracting
the mortgage commitment amount, and the scheduled deposits, from the Purchase Price shown on the
Agreement.

Signature of Authorized Representative of Financial Institution

Name of Representative of Financial Institution



DANIELS HR CORPORATION
20 Queen St. West, Suite 3400
Toronto, Ontario M5H 3R3
Telephone (416) 598-2129
Facsimile (416) 979-0415

Saturday October 14, 2017

AGREEMENT OF PURCHASE AND SALE

Congratulations on your decision to purchase a new Daniels built home at **DUEAST** *Condominiums!*

Today, we gave you a copy of your Agreement of Purchase and Sale and a USB Memory device containing the **CONDOMINIUM DOCUMENTS**; the **HOMEOWNER INFORMATION PACKAGE** from **TARION WARRANTY CORPORATION**, outlining the warranty rights of new home purchasers; and typical **QUESTIONS AND ANSWERS** that purchasers may have. Please keep your memory device containing these important documents in a safe place.

We will be corresponding with you periodically with respect to all matters you need to be aware of, such as the ongoing construction of your new home, your décor center appointment, and any other updates.

As your sales representative has explained to you, the next step in this exciting process is to finalize arrangements for financing, as you must provide a **MORTGAGE COMMITMENT** that confirms that you have been approved for the necessary funds to complete the closing of the home. **YOUR MORTGAGE COMMITMENT MUST BE IN AN AMOUNT THAT TOTALS THE PURCHASE PRICE OF THE UNIT, LESS YOUR DEPOSITS.**

IF YOUR MORTGAGE WILL BE FOR A LESSER AMOUNT, OR YOU WILL NOT BE OBTAINING A MORTGAGE, please provide a letter or a statement of account from your Bank (a Canadian Chartered Bank), Trust Company or Credit Union, Accountant, Financial Advisor or Planner verifying your investment portfolio statements from a Canadian Securities Dealer, which demonstrate that you have the funds available on deposit, or in liquid investments, to pay the Purchase Price of the Unit.

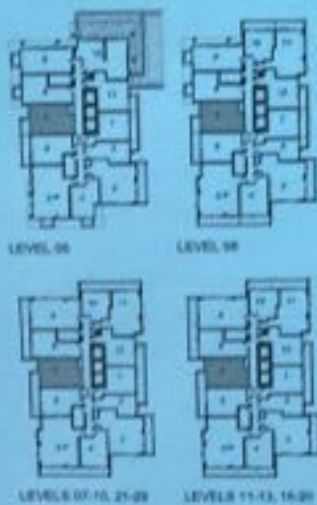
PLEASE NOTE THAT WE DO NOT ACCEPT MORTGAGE PRE-APPROVALS. IF YOUR MORTGAGE LENDER CANNOT PROVIDE A MORTGAGE APPROVAL, PLEASE DO NOT HESITATE TO CONTACT OUR RBC REPRESENTATIVES, AS THEY WILL PROVIDE MORTGAGE APPROVALS FOR OUR QUALIFIED BUYERS.

Please be sure to provide your financial institution a complete copy of your Agreement of Purchase and Sale, as they will need this detailed information to process your mortgage application.

Please refer to the attached Mortgage Commitment Checklist that sets out the information you need to provide.

Your lawyer will also require a complete copy of the Agreement of Purchase and Sale. Please provide us the full details of your **LAWYER'S** name, address, telephone and facsimile numbers, as well as the email address.

SCHEDULE 'A'



DUEAST
DENTAL CARE FURNISHINGS

Purchaser's Initials: 216 JS

Vendor's Initials: cy

Suite #: W-1607

MODEL TYPE

1+M (BF)

Date:

18 SEPT 2017

Drawings are not to scale. All areas and dimensions are approximate.
Floor areas are calculated in accordance with FASB 2010 Standard 302.
Plotted living areas will vary from floor plans shown.
Size and location of windows may vary from the plan as shown.
The purchaser acknowledges that the actual plot and construction may vary from the plan shown.

PURCHASER

216 JS Ziyang Gu
cy Jie SHI

Property DuEast Tower

Lot/Unit W-1607

Statement of Critical Dates Delayed Occupancy Warranty

This Statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. The Vendor must complete all blanks set out below. Both the Vendor and Purchaser must sign this page.

NOTE TO HOME BUYERS: Please visit Tarion's website: www.tarion.com for important information about all of Tarion's warranties including the Delayed Occupancy Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. You can also obtain a copy of the Homeowner Information Package which is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to the occupancy of your home.

VENDOR Daniela HR Corporation

Full Name(s)

PURCHASER Ziyang Guo, Joe SHI

Full Name(s)

1. Critical Dates

The First Tentative Occupancy Date, which is the date that the Vendor anticipates the home will be completed and ready to move in, is:

19th day of May, 2020

The Vendor can delay Occupancy on one or more occasions by setting a subsequent Tentative Occupancy Date, in accordance with section 1 of the Addendum by giving proper written notice as set out in section 1.

By no later than 30 days after the Roof Assembly Date (as defined in section 12), with at least 90 days prior written notice, the Vendor shall set either (i) a Final Tentative Occupancy Date; or (ii) a Firm Occupancy Date.

For purchase agreements signed after the Roof Assembly Date, the First Tentative Occupancy Date is inapplicable and the Vendor shall instead elect and set either a Final Tentative Occupancy Date or Firm Occupancy Date.

Final Tentative Occupancy Date

or

Firm Occupancy Date

If the Vendor sets a Final Tentative Occupancy Date but cannot provide Occupancy by the Final Tentative Occupancy Date, then the Vendor shall set a Firm Occupancy Date that is no later than 120 days after the Final Tentative Occupancy Date, with proper written notice as set out in section 1 below.

If the Vendor cannot provide Occupancy by the Firm Occupancy Date, then the Purchaser is entitled to delayed occupancy compensation (see section 7 of the Addendum) and the Vendor must set a Delayed Occupancy Date which cannot be later than the Outside Occupancy Date.

The Outside Occupancy Date, which is the latest date by which the Vendor agrees to provide Occupancy, is:

5th day of August, 2022

2. Notice Period for an Occupancy Delay

Changing an Occupancy date requires proper written notice. The Vendor, without the Purchaser's consent, may delay Occupancy one or more times in accordance with section 1 of the Addendum and no later than the Outside Occupancy Date. Notice of a delay beyond the First Tentative Occupancy Date must be given no later than:

12th day of February, 2020

(i.e., at least 90 days before the First Tentative Occupancy Date, or else the First Tentative Occupancy Date automatically becomes the Firm Occupancy Date.

3. Purchaser's Termination Period

If the home is not complete by the Outside Occupancy Date, then the Purchaser can terminate the transaction during a period of 30 days thereafter (the "Purchaser's Termination Period"), which period, unless extended by mutual agreement, will end on:

5th day of September, 2022

If the Purchaser terminates the transaction during the Purchaser's Termination Period, then the Purchaser is entitled to delayed occupancy compensation and to a full refund of all monies paid plus interest (see sections 7, 10 and 11 of the Addendum).

Note: Any time a Critical Date is set or changed as permitted in the Addendum, other Critical Dates may change as well. At any given time the parties must refer to the most recent revised Statement of Critical Dates, or agreement or written notice that sets a Critical Date, and calculate relevant Critical Dates using the formulas contained in the Addendum. Critical Dates may also change if there are unavoidable delays (see section 8 of the Addendum).

Witnessed by 19th day of October 2020

VENDOR

PURCHASER

AGREEMENT OF PURCHASE AND SALE
DUEAST CONDOMINIUMS
TORONTO, ONTARIO

216 TS 21

SUITE NUMBER W-1607 RESIDENTIAL UNIT 07 LEVEL 16, as shown on the sketch attached hereto as Schedule "A" (together with Parking, Storage and Storage Units) as set out below, if applicable, to be designated by the Vendor in the manner provided for herein, on a proposed condominium plan, Toronto, Ontario (the "Municipality").

Zijing Guo

FIRST NAME LAST NAME (ALL CAPITALS)

Jie SHI

FIRST NAME LAST NAME (ALL CAPITALS) (the "Purchaser")

agrees to and with DANIELS HR CORPORATION (the "Vendor"), to purchase the above-described condominium units and their appurtenant common interest as specified in the Declaration (such above described units and their appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998 c.19, as amended (the "Act") and situate within a multi-unit building (the "Condominium") on the following terms and conditions:

PURCHASE PRICE:

The Purchase Price shall be the aggregate of the following:

(a) For the Residential Unit, the amount of

\$ 463,900.00 and

(b) for both ~~ONE Parking Unit and ONE Storage Unit~~ the amount of

\$ 0.00

For a total Purchase Price of \$ 463,900.00 of lawful money of Canada payable to the Vendor as follows:

(a) \$5,000.00 by cheque with this Agreement payable to the Vendor's solicitors, Bratby LLP in trust as a deposit to be credited on account of the Purchase Price on closing.

(b) Upon execution of this Agreement the Purchaser shall also provide the following additional deposits to the Vendor's solicitors by way of post-dated cheques in the amounts and on the dates described below:

(i) \$ 18,195.00 (being the amount that, together with the first deposit, is equal to 5% of the Purchase Price) by cheque post-dated 30 days following the date of execution of this Agreement by the Purchaser;

(ii) additional deposits that, together with the deposits described in paragraphs (a) and (b)(i), will total 10% of the Purchase Price, which deposits shall be credited on account of the Purchase Price on closing, payable to the Vendor's solicitors, Bratby LLP in Trust, by monthly installments of \$1,000.00, commencing on the 120th day following the date of execution of this Agreement and continuing every 30 days thereafter, and the balance of the deposit amount payable pursuant to this paragraph, if any, payable on the Occupancy Date if the total amount of deposits required pursuant to this paragraph have not been paid by the Occupancy Date, provided however that the last deposit will be an amount that, together with all of the previous deposits paid by the Purchaser, will equal 10% of the Purchase Price; and;

(c) the balance of the Purchase Price by the Purchaser's solicitor's certified cheque (unless otherwise advised pursuant to the Section titled "Tender" in Schedule "G" hereto), subject to adjustments as provided in this Agreement on the Unit Transfer Date (as hereinafter defined).

The failure of any cheque to clear the bank for any reason shall be a monetary default hereunder.

CLOSING

(a) The Purchaser shall be required to take Occupancy (as defined in the Tarion Addendum and Statement of Critical Dates) of the Unit in accordance with and on the date established pursuant to the provisions of the Tarion Addendum attached hereto which date is referred to herein as the "Occupancy Date".

(b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date (the "Unit Transfer Date") that is the later of (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

SCHEDULES NOTED HEREIN AND ATTACHED TO THIS AGREEMENT FORM PART HEREOF

SCHEDULE "A" - SKETCH OF SUITE

SCHEDULE "B" - FEATURE LIST

SCHEDULE "C" - WARNING CLAUSES AND NOTICE PROVISIONS

SCHEDULE "D" - ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIAL

SCHEDULE "E" - GENERAL PROVISIONS

SCHEDULE "F" - HYDRO NOTICE

SCHEDULE "G" - LAWYER INFORMATION

SCHEDULE "H" - MORTGAGE COMMITMENT

SCHEDULE "I" - ADJUSTMENTS

SCHEDULE "J" - PERSONAL GUARANTOR (if applicable)

TARION ADDENDUM AND STATEMENT OF CRITICAL DATES

PURCHASER

Zijing Guo
Jie SHI

On or prior to **Monday, October 23rd, 2017**, you are required to provide post-dated deposit cheques, in accordance with your Agreement of Purchase and Sale. Please make the cheques payable to "**BRATTYS LLP, In Trust**" as follows:


- \$ 18,195.00 dated **November 14th, 2017** (30 days after the date APS was executed) in the amount of 5% of the Purchase Price, minus \$5,000 initial deposit already provided
- Monthly installments in the amount of \$1,000.00 commencing **February 14th, 2018** (120 days after the date APS was executed) in accordance with your Agreement of Purchase and Sale (see the attached Guide for your monthly deposit cheques).
- OR
- \$ _____ dated **February 14th, 2018** (120 days after the date APS was executed) in the amount of 5% of the Purchase Price.

You are required to bring the mortgage commitment, your lawyer information, and your deposit cheques to the **DuEAST Condominium Presentation Centre**, no later than Monday, October 23rd, 2017.

The Presentation Centre address, telephone number and the hours of operation are included in this letter.

Please do not hesitate to contact our Sales Team should you have any questions or concerns. It has been a pleasure to be of service to you.

Yours truly,
DuEAST HR Corporation

Per: 

Carol Krasovskis
Director of Sales Administration

DuEAST Condominium Presentation Centre

Address: 500 Dundas St. East
Toronto, ON M5A 2B4
Telephone: 416-955-0559
Email: info@dueast.com

Presentation Centre Hours

Monday and Tuesday	12 Noon to 6 p.m.
Wednesday	12 Noon to 8 p.m.
Thursday	12 Noon to 6 p.m.
Fridays	Closed
Exception Friday October 20, 2017	12 Noon to 5 p.m.
Saturdays, Sundays and Holidays	12 Noon to 5 p.m.

DUEAST CONDOMINIUMS



SUITE NUMBER W-1607, RESIDENTIAL UNIT 07, LEVEL 16

DATED this 14 day of October, 2017

Witness [Signature]
Charlene HUNTER

Signature: [Signature]
Purchaser: Zijing Guo
Date of Birth: February 21, 1986
Social Insurance No: 576 090 278
Address: 1136-68 Abell St., Toronto,
Ont., M6T 0B1
Phone: 613-890-8101 Email: altergzj@gmail.com

Witness [Signature]
Charlene HUNTER
SOLICITORS FOR THE PURCHASER:

Signature: [Signature]
Purchaser: Jie SHI
Date of Birth: September 22, 1989
Social Insurance No: _____
Address: Same
Phone: 416-820-9113 Email: paris.zju@gmail.com

The Vendor hereby accepts the above offer.

DATED this 14 day of October, 2017

SOLICITORS FOR THE VENDOR:
BRATTYS LLP
7501 Keele Street, Suite 200
Vaughan, Ontario L4K 1Y2
Attention: Melissa Jean-Giles
tel# (905) 766-3600 Ext: 276 fax# (905) 766-2900

DANIELS HR CORPORATION

Per [Signature] A.S.O.
Name: CAROL KRAUSCHER

PURCHASER:

BRATTYS

DUEAST

DUNDAS EAST CONDOMINIUMS

INSTRUCTIONS: COMPLETE THIS FORM FOR ALL BUYERS USING A REAL ESTATE AGENT.

Project: DuEAST Condominiums

Purchaser (s): Zijing GUO, Jie SHI

Suite: 1607


AGENCY DISCLOSURE

Buyer Broker

1. The Purchaser acknowledges that the Co-operating Broker acts for the Purchaser under a Purchaser's Agency Agreement and that the Co-operating Broker will be compensated by the Vendor.
2. City Life Realty Ltd. acts on behalf of the Vendor and provides only customer service to the Purchaser.



Witness: Charlene
HUNTER


Purchaser Zijing Guo


Purchaser Jie SHI

GRADUAL DEPOSIT CHEQUE GUIDE FOR SALES MADE ON OCTOBER 14th, 2017

This is a handy guide to help you calculate the number of gradual deposit cheques you will be required to provide to satisfy your Agreement of Purchase and Sale:

1. Calculate 5% of your Total Purchase Price: _____
2. Look at the Occupancy Date on the Tarion Warranty: _____
3. Refer to the chart below:

LEGEND: ALL = The complete set of Gradual Deposit Cheques can be provided
 # = The total number of cheques that can be provided at \$1,000; the balance to be provided on Occupancy

		OCCUPANCY DATE					
		March, 2020	April, 2020	May, 2020	June, 2020	July, 2020	August, 2020
5% DEPOSIT AMOUNT	\$14,000 - \$14,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$15,000 - \$15,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$16,000 - \$16,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$17,000 - \$17,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$18,000 - \$18,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$19,000 - \$19,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$20,000 - \$20,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$21,000 - \$21,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$22,000 - \$22,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$23,000 - \$23,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$24,000 - \$24,999	ALL	ALL	ALL	ALL	ALL	ALL
	\$25,000 - \$25,999	25	ALL	ALL	ALL	ALL	ALL
	\$26,000 - \$26,999	25	26	ALL	ALL	ALL	ALL
	\$27,000 - \$27,999	25	26	27	ALL	ALL	ALL
	\$28,000 - \$28,999	25	26	27	28	ALL	ALL
	\$29,000 - \$29,999	25	26	27	28	29	ALL
	\$30,000 - \$30,999	25	26	27	28	29	30
	\$31,000 +	25	26	27	28	29	30
Date on Last Cheque we will collect:		February 14, 2020 =	March 14, 2020 =	April 14, 2020 =	May 14, 2020 =	June 14, 2020 =	July 14, 2020 =
(may not apply to your purchase)		25 cheques	26 cheques	27 cheques	28 cheques	29 cheques	30 cheques

Example #1: If the Total Price of your suite is \$435,400
 1. 5% of the Total is: \$21,770
 2. The Occupancy Date is: April 9, 2020

I will be required to provide 21 Cheques at \$1,000 + one for the balance of \$770.

The dates on the cheque will start February 14, 2018, and continue each month on the 14th thereafter, with the last cheque for \$770 dated October 14, 2019.

Example #2A: If the Total Price of your suite is \$551,900
 1. 5% of the Total is: \$27,595
 2. The Occupancy Date is: April 9, 2020

I will be required to provide 26 Cheques at \$1,000. The balance will be due on Occupancy provided through your lawyer.

The dates on the cheque will start February 14, 2018, and continue each month on the 14th thereafter, with the last cheque for \$1,000 dated March 14, 2020.

Example #2B: If the Total Price of your suite is \$551,900
 1. 5% of the Total is: \$27,595
 2. The Occupancy Date is: August 3, 2020

I will be required to provide 27 Cheques at \$1,000 + one for the balance of \$595.

The dates on the cheque will start February 14, 2018, and continue each month on the 14th thereafter, with the last cheque for \$595 dated May 14, 2020.