

Please complete ALL fillable before you sign this PDF.



REGISTRATION FORM

All information stated herein is for commission and tax filing purposes, please print carefully and make sure all the information provided are correct.

PERSONAL INFORMATION

Legal Last Name:	Legal First Name:	Middle Name:	☐ Mr. ☐ Mrs.	☐ Miss ☐ Ms.	Marital status (circle one) Single Married
Is this your legal name? ☐ Yes ☐ No	What is your Trade Name?	Birth date: YYYY / MM / DD	Sex: ☐ M ☐ F		
Address:		Apt or Suite Number	City	Province	Postal Code
WeChat No:	Cell phone No & Service provider :		Email:		
Social Insurance No :		HST No :			
Chose our brokerage because: ☐ Family ☐ Friend ☐ Media ☐ other _____		Referred by: _____		(Agent from our brokerage)	

BANKING INFORMATION

Name of Account Holder:	Name of Bank:	
Financial Institution No:	Transit No:	Account No:

IN CASE OF EMERGENCY

Name of Emergency Contact:	Relationship	Home phone No.:	Work phone No.:
The above information is true to the best of my knowledge.			
Registrant/Guardian signature _____		Date _____	



Important: PRINT or TYPE all information in BLACK INK

APPLICATION FOR NEW: SALESPERSON / BROKER

All new applicants must submit a current, original Canadian Criminal Record and Judicial Matters Check with this form.

WARNING – IT IS AN OFFENCE TO PROVIDE FALSE INFORMATION

SECTION A – SIGNATURE OF APPLICANT AND AUTHORIZED SIGNATORY					
APPLICANT'S SIGNATURE					
I hereby confirm that I have personally completed this application and certify that the information I have provided is to the best of my knowledge and belief true and complete.					
Signature of Applicant					Date
CERTIFICATE OF EMPLOYER					
I hereby certify that I have personally reviewed this application (after being completed and signed by the applicant) with the applicant and declare that the information given by the applicant is to the best of my knowledge and belief true and complete, and request that registration be granted.					
Registered Name of Employer					Brokerage Registration Number
Name of Authorized Signing Official (Please Print)		Signature		Title	Date
SECTION B – APPLICANT NAME AND MAILING ADDRESS					
Type of Application:			Registration Category (Check One):		
☐ New Registration - Add Student ID Number Below 			☐ Salesperson under the <i>Real Estate and Business Brokers Act, 2002</i>		
☐ New Interprovincial Registration - Previously/Currently Registered in Another Province/Territory			☐ Broker under the <i>Real Estate and Business Brokers Act, 2002</i> <i>(RECO Registration Number below if previously/currently registered)</i>		
Former Jurisdiction _____					
Legal Surname		Legal First Name		Legal Middle Name(s)	
Trade Name (See Page 4 for Completion Instructions)				Date of Birth YYYY / MM / DD	Sex ☐ M ☐ F
Residential Address - (If R.R.: Give Lot, Concession Number & Township) (Street Number & Name)					Apt. or Suite Number
City		Province		Postal Code	
Telephone Number		Cell Phone Number		E-mail Address	
SECTION C – APPLICANT ADDRESS FOR SERVICE					
ADDRESS FOR SERVICE IN ONTARIO (Must be a street address not just a Post Office Box. This address will also be used for mailing purposes)					
Street Number and Name (An Address for Service is a legislative requirement whereby a registered individual can be served documents in person)					Suite or Unit Number
City		Province		Postal Code	
Telephone Number		Fax Number		E-mail Address	



SECTION D – NOTICE & CONSENT

Any person completing and/or signing and/or submitting this form and any attachments or accompanying answers, schedules, documents, records, statements or returns, either written or oral, ("accompanying documentation") is hereby notified that the Real Estate Council of Ontario ("RECO") may verify the information on this form or the accompanying documentation, and in so doing, may request or collect additional information from, communicate with, disclose any such information to government and non-government bodies (which may include trade associations, designated education organizations and providers, and past, present, and prospective employers). You are notified that any information so collected or communicated will be for purposes that include, but are not limited to:

1. Determining an applicant's eligibility for registration or continued entitlement to registration under the Real Estate and Business Brokers Act, 2002 and its regulations and including any amendments or successor legislation ("REBBA 2002"), ensuring compliance under REBBA 2002, dealing and/or handling complaints and inquiries under REBBA 2002;
2. Purposes consistent with the Safety and Consumers Statutes Administration Act, 1996 and its regulations, RECO's purposes and obligations under the Canada Not-for-profit Corporations Act and its regulations, RECO's Articles of Continuance (transition) and its corporate by-laws, and the Administrative Agreement,
3. For any other purpose consistent with the administration of REBBA 2002, consumer protection, protecting the public, and/or verification of an applicant's association or membership with trade/professional associations, registration history, including status, dates, employer's name and business address.

I understand and consent that as part of the above process, RECO may, at any time and from time to time, make inquiries and/or obtain searches of government, regulatory, discipline, or law enforcement records and databases, a record of offences, a record of judgments, financial institution records, or consumer reports. I further understand and consent that, RECO may, at any time and from time to time, during my registration cycle make additional inquiries and/or obtain additional searches of government, regulatory, discipline, or law enforcement records and databases, a record of offences, a record of judgments, financial institution records, or consumer reports.

I am aware that RECO is obligated to disclose information in accordance with law and is bound by REBBA 2002, including sections 44 and 48 of REBBA 2002 and sections 11 and 27 of the Regulation (General) under REBBA 2002.

I consent to receive electronically any information about this application, registration under the Act or RECO corporate affairs.

During the nomination and election process for RECO Industry Directors, industry members who are candidates may want to communicate with voters by e-mail.

RECO members may also want to communicate for the purpose of requesting a meeting of RECO members or relating to RECO corporate affairs.

Please check the box if you consent to RECO providing your e-mail address to a RECO member who requests it, strictly for these purposes only:

☐ Yes

If you have any questions concerning the collection or disclosure or use of any information, please contact RECO, or view RECO's Privacy Policy at www.reco.on.ca.

By completing or signing or submitting this form and any of the accompanying documents, I consent to RECO verifying, requesting, collecting, communicating, disclosing, using, and maintaining such information in the manner provided above.

I accept the terms of the above Notice & Consent

Applicant Name _____ **Signature** _____
 (Please Print)

SECTION E – APPLICANT EMPLOYMENT HISTORY

Provide employment history for previous 2 years, including a description of any period during which you were not employed.

Name and Address of Employer (If applicable)	Description of Activity such as type of work / position / school / travel, etc.	Period (previous 2 years)	
		From YYYY/MM/DD	To YYYY/MM/DD

SECTION F – APPLICANT DISCLOSURE QUESTIONS

Please review the **Completion Instructions on Page 4**, before answering YES or NO to the following questions. If you answer yes to any question and have not previously disclosed in writing, you must do so now. If you have previously disclosed this information please indicate “already on file” beneath the corresponding question. **(Refer to Page 4 for Completion Instructions).**

1. Are you, or will you be, registered/licensed, engaged or employed in any other business, occupation or profession? **(If yes, refer to Page 4 for Completion Instructions.)** ☐ Yes ☐ No
2. Are you a Partner, Officer, Director or shareholder in any other business? **(If yes, refer to Page 4 for Completion Instructions.)** ☐ Yes ☐ No
3. Are you now or have you ever been involved in personal bankruptcy or insolvency proceedings, filed a consumer proposal, and/or been an officer, director or majority shareholder of a corporation or partner of a partnership which has been declared bankrupt or insolvent, or is presently a party to bankruptcy or insolvency proceedings? **(If yes, refer to Page 4 for Completion Instructions.)** ☐ Yes ☐ No
4. Are there any unpaid judgments and/or unpaid debts outstanding against you, including but not limited to, CRA Requirement to Pay and garnishments, or are you an officer, director, majority shareholder of a corporation or partner of a partnership to which the preceding statement applies? **(If yes, refer to Page 4 for Completion Instructions.)** ☐ Yes ☐ No
5. Have you ever had a registration and/or licence or professional status of any kind refused, suspended, revoked, or cancelled and/or have you been involved in any proceeding during which you resigned a registration or licence or professional status of any kind, or are there any proceedings pending, or are you an officer, director, majority shareholder of a corporation or partner of a partnership to which the preceding statement applies? **(If yes, refer to Page 4 for Completion Instructions.)** ☐ Yes ☐ No
6. Are there currently any charges pending, or have you ever been found guilty, pleaded guilty to, or been convicted of an offence under any law, or are you an officer, director, majority shareholder of a corporation or partner of a partnership to which the preceding statement applies? **(If yes, refer to Page 4 for Completion Instructions.)** ☐ Yes ☐ No

NOTICE TO REGISTRAR RE: CERTAIN CHANGES REBBA 2002 34. (1)

If there is a change to any of the information that was included in the applicant's/registrar's application, the registrant shall notify the registrar, in writing, **within five days** after the change takes place and shall set out the nature of the change. O. Reg. 567/05, s. 34 (1).

EDUCATION REQUIREMENTS For New Salesperson Registrants Only

Requirements for registration as a new salesperson include providing the applicable course transcripts in support of this application within 12 months of successful completion of the final course examination. The transcripts must indicate successful completion of all required Salesperson Registration Education Program courses.

REQUIREMENTS For New Registrants from Other Provinces/Territories Only

Requirements For New Registrants Previously/Currently Registered in Another Province/Territory

A copy of the transcript confirming successful completion of the Interprovincial Challenge Examination is required in support of this application.

An original copy of your registration history and verification of any disciplinary action or the absence of same, received from the regulatory body in your current or previous province/territory is required in support of this application.

Applications received WITHOUT the applicable transcript and registration/disciplinary history will not be processed.

For more information on qualifying jurisdictions and the Interprovincial Challenge Examination please visit RECO's website www.reco.on.ca.

REGISTRATION & EDUCATION REQUIREMENTS FOR NEW BROKER APPLICANTS

Requirements for registration as a broker include being employed as a salesperson for at least 24 of the 36 months immediately preceding the date of application and successful completion of all required Broker Registration Education Program courses. Transcripts to be provided with application.



Important: PRINT or TYPE all information in BLACK INK
Application for New: SALESPERSON / BROKER



COMPLETION INSTRUCTIONS – TRADE NAME

Individuals may elect to trade in real estate using just one or more of their legal given names in the correct order, a recognized short form of one of their legal given names, an anglicised version of their legal given name (an affidavit is required in support of this option) followed by their legal surname. Please note that surnames **cannot** be changed with an affidavit.

COMPLETION INSTRUCTIONS – SECTION E – APPLICANT EMPLOYMENT HISTORY

Employment history should consist of employment or other activities from the **present date** back 2 full years, including any period during which you were not employed. The nature of the business should be noted as well as position/type of work.

COMPLETION INSTRUCTIONS – SECTION F – APPLICANT DISCLOSURE QUESTIONS

- Question 1 If you answered yes, the information required includes:
1. The full name of the business as well as the position held and the nature or description of the business, occupation, or profession.
 2. If the other employment involves activity that falls under the definition of “trade” found in the Act, you must provide a copy of the complete job description supplied by the employer.
- Question 2 If you answered yes, the information required includes:
1. The legal name of the business and operating name if applicable.
 2. The nature of the business, your position in the company, and any ownership interest.
- Question 3 If you answered yes, you must submit full particulars of the circumstances that led to the matter on a signed and dated statement, along with a copy of the following documents:
- | Bankruptcy Documents | Consumer Proposal Documents |
|---|--------------------------------------|
| Form 69: Assignment of Bankruptcy | The Consumer Proposal |
| Form 65: Monthly Income & Expense Statement | The Statement of Affairs |
| Form 79: Statement of Assets, Liabilities | The Terms of Payments and Conditions |
| Form 84: Certificate of Discharge (if applicable) | The Statement of Income and Expenses |
| | The Assessment Certificate |
- Question 4 If you answered yes, you must submit a copy of each judgment and other such documents pertaining to outstanding debts against you (example; garnishments, requirements to pay, writs of execution etc.). State the amount outstanding and repayment arrangements on a separate sheet. You must also submit full particulars regarding the circumstances that led to the matter(s) on a signed and dated statement.
- Question 5 If you answered yes, you must submit full particulars on a signed and dated statement. A driver’s abstract may be required in the case of a suspension.
- Question 6 **All new applicants, as well as anyone that answers ‘yes’ must submit a current, original Canadian Criminal Record and Judicial Matters Check (must be dated within 6 months of submission of application).** If “yes” is indicated individuals must also submit the full particulars on a signed and dated statement. This does not include municipal parking violations or minor Highway Traffic Act offences unless your driver’s license was suspended. **This includes a charge where a conditional discharge or an absolute discharge has been granted.**

ERRORS & OMISSIONS

Failure to pay the Errors and Omissions Insurance that will be invoiced to you will be a breach of REBBA 2002 and will result in the loss of registration under REBBA 2002 and your right to trade in real estate.

REGISTRATION FEES

Payment can be made by Cheque, Bank Draft, Money Order, Visa or MasterCard made payable to the “Real Estate Council of Ontario”.

Application Fees Apply - [CLICK HERE FOR FEE SCHEDULE](#)

There will be an additional service charge of \$35.00 for any returned cheques.

IF FURTHER ASSISTANCE IS REQUIRED, PLEASE CONTACT RECO AT 416-207-4800 OR TOLL FREE AT 1-800-245-6910

PLEASE E-MAIL (registration@reco.on.ca) OR FAX 416-207-4820 THE COMPLETED APPLICATION TO RECO.



Important: PRINT or TYPE all information in BLACK INK
Application for New: SALESPERSON / BROKER



CREDIT CARD PAYMENT

PLEASE NOTE THAT INCOMPLETE CREDIT CARD PAYMENT FORMS CANNOT BE PROCESSED
PLEASE ENSURE THAT ALL FIELDS ARE COMPLETED IN FULL TO ENABLE US TO PROCESS YOUR APPLICATION

PAYMENT INFORMATION

Name(s) of applicants (If Business Application-Business Name Required)	Registration number (If New Application leave blank)	Fee

CREDIT CARD INFORMATION

VISA OR MASTERCARD Accepted

Cardholder's name

Card Number

Expiry Date

MM		YYYY	

CVV

Signature

Date

E-mail

Please note: the email address provided on this form will replace the one currently on file with the RECO (if applicable) and will be utilized as the primary email address for all future electronic communications. Should you wish to amend the address in the future you may do so by visiting My Web and making the necessary amendments.

Salesperson & Broker

TORONTO REGIONAL REAL ESTATE BOARD MEMBERSHIP APPLICATION AND AGREEMENT

Introduction:

Notice: Each Applicant and Broker of Record/Manager assumes full responsibility for ensuring that the Applicant and Broker of Record/Manager respectively has carefully reviewed and understood all of the provisions, terms and conditions of this MEMBERSHIP APPLICATION AND AGREEMENT ("Application") and all of its attachments.

This package is comprised of the following parts and attachments. Where applicable, the specified documents listed in No. 1 below, must be filled in and signed by the designated parties and provided to TRREB together with those specific accompanying materials as identified in No. 2 below and as stated in the Application:

1. **Membership Application and Agreement ("Application").** To be completed respectively by Applicant and Broker of Record/Manager as indicated in above Notice
 - Cover Page & Applicant information pages
 - PART A - Personal Information Statement, Certificate and Agreement
 - PART B - Standards
 - PART C - Guarantee and Indemnity
 - PART D - Authorized User Agreement
 - PART E - Charges and Payment Information
 - PART F - Member Group Insurance Beneficiary Designation Form

Please complete the attached Beneficiary Form and return it to the address noted on the form.

2. **Copy of RECO Registration** must accompany completed Application.
3. Email application to memberapps@trebnet.com

IMPORTANT NOTICE

- Annual Dues and Fees and Entrance Fees are non-refundable once membership is accepted.
- Applications that are completed in full will be processed within 48 hours.

Toronto Regional
Real Estate Board
1400 Don Mills Rd
Toronto, Ontario
M3B 3N1
Member Services:
416-443-8148

TRREB USE ONLY

Member Name: _____
Membership #: _____ CREA ID: _____
Date Processed: _____ Staff Signature: _____



Toronto Regional
Real Estate Board

Salesperson & Broker

Toronto Regional Real Estate Board

MEMBERSHIP APPLICATION AND AGREEMENT



Notice: Each Applicant and Broker of Record/Manager assumes full responsibility for ensuring the Applicant and Broker of Record/Manager respectively has carefully reviewed and understood all of the provisions, terms and conditions of THIS MEMBERSHIP APPLICATION AND AGREEMENT and all of its attachments.

Check applicable: Salesperson ☐ Broker ☐

The name on this Application must correspond exactly with the name as it appears on the registration issued by the Registrar under the Real Estate and Business Brokers Act (Ontario) (the 'Act') and will be the name in TRREB's membership roster.

Please attach the following to application:

1. Copy of RECO Registration
2. Personal Information Statement, Certificate and Agreement
3. Acknowledgement of minimum Standards required under Authorized User Agreement
4. Guarantee & Indemnity
5. Authorized User Agreement
6. Payment method: Cheque or Credit Card (form attached)

NOTE: Entrance fees and annual dues and fees are non-refundable once membership is accepted.

Applicant Information

Last Name First Name Middle Name

Trade Name as Approved by RECO

Home Address

City/Town Postal Code Phone Number

RECO Registration Number Date of Issue Date of Expiry

Primary Email Address

Date of Birth (Day/Month/Year) Female ☐ Male ☐

Have you ever been, or are you now a Member of another Real Estate Board? Yes ☐ No ☐

If Yes, name of Board?

Is your membership with that Board current Yes or has it been terminated? ☐

Have you ever been a member of TRREB before? Yes ☐ No ☐

Brokerage Information

Bay Street Group Inc.

Brokerage Name		
8300 Woodbine Ave Unit 500		Markham
Brokerage Address		
L3R 9Y7	905-909-0101	City/Town
		294900
Postal Code	Phone Number	Broker Code

PART A
PERSONAL INFORMATION STATEMENT
CERTIFICATE AND AGREEMENT OF BROKERAGE
&
BROKER/SALESPERSON APPLICANT

THE UNDERSIGNED does hereby acknowledge having read, understood and agrees to be bound by all of the following:

**1. PERSONAL INFORMATION STATEMENT
FOR TRREB MEMBERS**

The Toronto Regional Real Estate Board uses the personal information provided verbally or in writing by Members upon application for membership (and which may be provided during the course of membership), for different purposes to fulfill its mandate. These purposes include:

- Acting as a professional association in support of Members as REALTORS, including the administration of its by-law and policies, and ensuring compliance with same;
- Providing products and services to Members;
- Providing continuing education to Members and educational courses to those seeking to become Members;
- Administering and operating the MLS system, including ensuring compliance with the rules and regulations governing the MLS system;
- Administering and facilitating membership in the Ontario Real Estate Association and the Canadian Real Estate Association, including ensuring compliance with the by-law, rules, and regulations of those associations;
- Any legal or regulatory requirements; and
- Such other purposes consistent with the foregoing purposes.

The collection, use, and limited disclosure of any applicant's or Member's personal information will only be for the purposes of fulfilling TRREB's mandate, including the provision of services, products, and information to Members by TRREB, or any organization authorized by TRREB, and only in a manner consistent with this statement and the Board's Privacy Policy, a copy of which has been provided or otherwise made available to Members.

When an individual applies for membership in TRREB or chooses to participate in the activities of TRREB or uses any service provided by TRREB, that individual consents to the collection, use, and disclosure of personal information as set out in this Statement and the Board's Privacy Policy.

Subject to applicable laws and with specific exceptions to protect the privacy of third parties, Members may access their personal information held by TRREB and may submit comments on or corrections to such information for inclusion with the personal information held by TRREB.

Where applicants or Members do not have a copy of the Board's Privacy Policy, a copy may be obtained by visiting TorontoMLS or contacting TRREB at 416-443-8196.

2. INSURANCE

Through the payment of your annual dues and fees to TRREB, you are automatically provided with life insurance and accidental death and dismemberment insurance. Coverage begins upon acceptance of your application. **Please complete the attached Beneficiary Form and return it to the TRREB Member Insurance at the address noted on the form.**

3. CERTIFICATE AND AGREEMENT OF BROKERAGE & BROKER/SALESPERSON APPLICANT

I, the Applicant, confirm that the statements contained in this application are true and correct.

If accepted as a Member, I agree to be bound by the By-Laws, MLS Rules and Policies of TRREB, a copy of which has been received, read and understood by me. In making application for membership, I waive all claims against TRREB, its officers, Directors, and any and all members arising out of any act in connection with the consideration and acceptance or rejection of this application. If accepted as a Member, I agree that all decisions of the Directors shall be final and conclusive. I acknowledge that membership in the Board is personal and cannot be transferred. I understand and agree that the Toronto Regional Real Estate Board provides full services within jurisdictional boundaries as defined in the By-Laws and that some services are not available beyond those jurisdictional boundaries.

Date

Signature of Applicant

The Brokerage Member, by the signing of this Agreement, verifies that it is satisfied that the Applicant is fully aware of the responsibilities and obligations incurred in making this application.

Bay Street Group Inc.
(Name of Member Brokerage)

Vicky Huang - Broker of Record
Print Name of Broker of Record/Manager

Signature of Broker of Record/Manager

Date

STANDARDS FOR ACCESSING STRATUS-TORONTOMLS

For accessing Stratus with a PC, you should be using one of the following browsers for best results:

- Microsoft Edge 82+ *
- Google Chrome 82+ *
- Mozilla Firefox 77+ *
- Microsoft Internet Explorer 11 **

For accessing Stratus with a Macintosh computer, you should be using one of the following browsers:

- Apple Safari 13+
- Google Chrome 82+ *
- Microsoft Edge 82+ *
- Mozilla Firefox 77+ *

* Note that Google Chrome, Mozilla Firefox and Microsoft Edge are updated regularly and the versions noted reflect the current minimum supported version as of the creation of this document. As a rule, the latest three versions of these browsers are supported by Stratus.

** Users should discontinue usage of Microsoft Internet Explorer 11 as soon as possible. This software is no longer updated regularly by Microsoft, and is therefore not supported by Stratus.

Recommended new PC:

- Operating System: Microsoft Windows 10
- Processor: 2 gigahertz (GHz) processor
- Memory (RAM): 4 gigabyte (GB) or greater
- Display Resolution: 1280x1040 or greater
- Hard Disk Space: 256 gigabyte (GB) available hard disk space
- High Speed Internet Access: WIFI / Ethernet or 4G access

Recommended new Apple (MacBook or iMac):

- Operating System: Apple macOS 10.15 (Catalina) or newer
- Processor: 2 gigahertz (GHz) processor
- Memory (RAM): 4 gigabyte (GB) or greater
- Display Resolution: 1280x1040 or greater
- Hard Disk Space: 256 gigabyte (GB) available hard disk space
- High Speed Internet Access: WIFI / Ethernet or 4G access

Minimum PC System Requirements:

- Operating System: Microsoft Windows 8 or Microsoft Windows 10
- Processor: 1 gigahertz (GHz) processor
- Memory (RAM): 2 gigabyte (GB)
- Display Resolution: 1024x768 or greater
- Hard Disk Space: 20 gigabyte (GB) available hard disk space

Minimum Apple System Requirements:

- Operating System: Apple macOS 10.13 (High Sierra) or greater
- Processor: 2 gigahertz (GHz) or faster processor
- Memory (RAM): 2 gigabyte (GB)
- Display Resolution: 1024x768 or greater
- Hard Disk Space: 20 gigabyte (GB) available hard disk space

Accessing Stratus:

Note that Members will require a smartphone running Apple iOS (iOS 9.3 or later) or Android OS (Android OS 5.0+) in order to access Stratus through the Clarity Authenticator App.

By its signature, the applicant acknowledges and warrants that is has read, understood and agreed to fully conform to the Standards for Accessing Stratus- TorontoMLS so as to enable access to and use of the Services and MLS® Database (as defined in the Authorized User Agreement).

Date: _____ **Signature of Applicant:** _____

PART C - GUARANTEE AND INDEMNITY

TO: Toronto Regional Real Estate Board

For valuable consideration, the receipt of which is hereby acknowledged,

TRREB acknowledges that the undersigned (hereinafter referred to as the “**Guarantor**”) has agreed with Authorized User that the Guarantor shall pay directly to Toronto Regional Real Estate Board (“**TRREB**”) all of the payment obligations of Authorized User in Section 6 of the Authorized User Agreement (“**Agreement**”), a copy of which is available from TRREB, posted in Board Info or at URL http://communications.torontomls.net/tech_corner/resources/agreement/index.htm.

1. The Guarantor hereby irrevocably and unconditionally guarantees to TRREB the due performance of the obligations of Section 6 of the Agreement. This shall be a continuing guarantee, and shall secure all amounts now due, or that may hereafter become due, or be remaining due from time to time and at any time from the Authorized User to TRREB pursuant to Section 6 of the Agreement, whether absolute or contingent. Upon receipt by TRREB from the Guarantor of an executed notice of termination in the then current form as prescribed from time to time by the Board of Directors of TRREB, which notice states that the Authorized User has had its license suspended or terminated with the Guarantor, then this Guarantee and Indemnity shall continue to apply to amounts that have already become due (“**Already Due Amounts**”) under Section 6 of the Agreement, but shall not apply to amounts that become due after receipt by TRREB of such notice of termination to the extent such amounts do not relate in any manner to the Already Due Amounts.
2. No alteration or waiver of this Guarantee and Indemnity or of any of its terms, provisions or conditions shall be binding on TRREB unless made in writing over the signatures of two of TRREB’s duly authorized officers.
3. TRREB shall not be bound to exhaust its recourse against the Guarantor or other parties or other security it may hold, or to value such other security, before being entitled to payment from the Guarantor and the benefit of any statute of limitations affecting the liability of the Guarantor hereunder or the enforcement thereof is hereby waived to the extent permitted by law.
4. TRREB may, without prejudice to or in any way diminishing the liability of the Guarantor, grant extensions of time or other indulgences to the Guarantor and give up or modify, vary, exchange, renew or abstain from perfecting or taking advantage of any security, and may discharge any party or parties, and accept or make any compositions or arrangements, and realize any security, when and in such manner as it may think expedient and in no case shall TRREB be responsible for any neglect or omission with reference to any such security.
5. TRREB may, without prejudice to, or in any way diminishing the liability of the Guarantor, revise, amend, vary, modify or renew the Agreement by posting such amendment, variation, modification or renewal on TRREB’s website in Board Info or at URL http://communications.torontomls.net/tech_corner/resources/agreement/index.htm and the posting thereof as aforesaid shall constitute sufficient notice thereof to the Guarantor and consent of the Guarantor for all purposes of this Guarantee and Indemnity. The Guarantor waives any right it might have in common law or at equity to receive any notice of, or to consent or agree to, such amendment, variation, modification or renewal, and the Guarantor agrees that the posting thereof on TRREB’s website as aforesaid shall be sufficient for such purposes.
6. In the event TRREB makes a demand upon the Guarantor upon the Guarantee and Indemnity herein contained, as between TRREB and the Guarantor, the Guarantor shall be held and bound to TRREB directly as principal debtor in respect of the payment of the amounts hereby guaranteed. In the event Guarantor does not pay TRREB any amount when due pursuant to Section 6 of the Agreement, the Guarantor shall indemnify and save TRREB harmless against all charges, costs, expenses or any amounts incurred by or on behalf of TRREB relating in any manner to the collection of such amounts by TRREB.

7. In the event the Guarantor does not perform any of the following:
- (i) the Guarantor shall take all reasonable steps at all times to protect the integrity of the Data Base and Software, as those terms are defined in the Agreement, and to ensure appropriate use at all times of such Data Base and Software by Authorized User, and
 - (ii) the Guarantor shall immediately report to the Board of TRREB any breach by Authorized User of the Agreement, which either comes to the attention, or should have come to the attention, of the Guarantor;

then Guarantor shall indemnify and hold TRREB harmless from all costs, damages, expenses or any amount arising from, and/or incurred by TRREB relating to, any breach of Authorized User of the Agreement.

8. The Guarantor hereby waives notice of the acceptance of this Guarantee and Indemnity and of presentment, demand, protest, notice of dishonour, and any other demand and notice required by law.
9. This Guarantee and Indemnity shall be construed in accordance with the laws of the Province of Ontario and in any action thereon the Guarantor shall be estopped from denying the same. The Guarantor hereby irrevocably attorns to the jurisdiction of the courts of Ontario and agrees to be bound by any judgment thereof, provided that nothing herein shall limit TRREB's right to bring proceedings against the Guarantor elsewhere.
10. This Guarantee and Indemnity shall extend and endure to the benefit of the successors, legal representatives and assigns of TRREB and shall be binding upon the Guarantor and its successors and permitted assigns. The Guarantor shall not assign this Guarantee and Indemnity without the prior written consent of TRREB.

By its signature, the Guarantor acknowledges and warrants that it has read, understood and agreed to be bound to the terms and conditions provided in this Guarantee and Indemnity, and that the person signing this Guarantee and Indemnity has the capacity and authority to sign on behalf of the Guarantor and to bind the Guarantor to this Guarantee and Indemnity.

The Authorized User referred to in this Guarantee and Indemnity is _____
(Applicant's Name)

Bay Street Group Inc.

Brokerage Name

Guarantor Signature – Broker of Record/Manager

Vicky Huang - Broker of Record

Name and Title

Date

Authorized User acknowledges, confirms and agrees that this Guarantee and Indemnity is being delivered by the Guarantor to secure Authorized User's performance under this Application and under Section 6 of the Authorized User Agreement.

Date

Signature of Applicant

PART D - AUTHORIZED USER AGREEMENT

TERMS AND CONDITIONS

IMPORTANT PLEASE READ CAREFULLY

This **Authorized User Agreement** along with all materials referenced herein ("Agreement") is a legal agreement between **YOU** (being designated in this Agreement as the "**Authorized User**") and **Toronto Regional Real Estate Board**, a corporation incorporated pursuant to the laws of the Province of Ontario with offices at 1400 Don Mills Road, Don Mills, Ontario M3B 3N1 (hereinafter referred to as "**TRREB**").

The Services, MLS Database and BRS Database to which this Agreement relates are owned and operated by or on behalf of TRREB and made available to Authorized User only under the terms and conditions of this Agreement.

The Software and Documentation developed by or on behalf of TRREB and owned by or licensed to TRREB support the provision of the Services and access to the MLS Database and the BRS Database.

This Agreement combined with the TRREB Requirements together with any amendments and updates that may be published by TRREB or posted by it on the TRREB Website from time to time collectively comprise the entire agreement between the Parties and supersede all prior agreements relating to the subject matter of this Agreement.

The rights granted to Authorized User under this Agreement are personal to the Authorized User.

Authorized User may not sell, assign, or otherwise transfer or agree to transfer all or any portion of those rights without the prior written consent of TRREB, which consent may be withheld in the absolute discretion of TRREB.

AUTHORIZED USER MUST READ THIS AGREEMENT CAREFULLY BEFORE INDICATING ACCEPTANCE AT THE END BY CLICKING THE "I ACCEPT" BUTTON FOR ELECTRONIC ACCEPTANCE OR SIGNING THE PAPER VERSION IN THE SIGNING BLOCK INDICATED AT THE END OF THIS AGREEMENT. IF AUTHORIZED USER DOES NOT AGREE TO ANY OF THE TERMS OF THIS AGREEMENT, CLICK ON THE "I DO NOT ACCEPT" BUTTON AT THE END OF THIS AGREEMENT OR, IN THE CASE OF THE PAPER VERSION, RETURN THE UNSIGNED AGREEMENT TO TRREB AND AUTHORIZED USER WILL NOT BE PERMITTED TO ACCESS AND USE THE SERVICES.

THE SERVICES, MLS DATABASE AND BRS DATABASE MAY CONTAIN LINKS TO THIRD PARTY WEBSITES. TRREB DOES NOT ENDORSE THE CONTENT CONTAINED IN ANY THIRD PARTY WEBSITE. TRREB DOES NOT MAKE ANY REPRESENTATION, WARRANTY OR CONDITION, EXPRESS, IMPLIED OR STATUTORY OF ANY KIND REGARDING ANY THIRD PARTY WEBSITE, INCLUDING WITHOUT LIMITATION ANY REPRESENTATION OR WARRANTY REGARDING THE LEGALITY, ACCURACY, RELIABILITY, QUALITY, COMPLETENESS, TIMELINESS, NON INFRINGEMENT, SECURITY, OR SUITABILITY OF ANY CONTENT ON A THIRD PARTY WEBSITE OR WHETHER OR NOT ANY NECESSARY CONSENTS REQUIRED UNDER APPLICABLE PRIVACY LAWS FOR ANY ASPECT OF ANY THIRD PARTY WEBSITE HAVE BEEN PROPERLY OBTAINED. TRREB DOES NOT MAKE ANY REPRESENTATION OR WARRANTY REGARDING THE MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OF ANY CONTENT, GOODS OR SERVICES ON OR MADE AVAILABLE THROUGH ANY THIRD PARTY WEBSITES. NOR DOES TRREB MAKE ANY REPRESENTATION, WARRANTY OR CONDITION, EXPRESS, IMPLIED OR STATUTORY THAT THE OPERATION OF ANY THIRD PARTY WEBSITE WILL BE UNINTERRUPTED, FREE OF ERROR, VIRUSES OR ANY OTHER HARMFUL COMPONENTS. THE CONTENT, GOODS AND/OR SERVICES AVAILABLE ON OR THROUGH ANY THIRD PARTY WEBSITE IS NOT UNDER TRREB CONTROL AND IF YOU CHOOSE TO ACCESS ANY THIRD PARTY WEBSITE, YOU DO SO ENTIRELY AT YOUR OWN RISK.

1. DEFINITIONS:

In this Agreement:

- (a) "**Application**" means any TRREB then-current properly completed "Application for Membership", "Data Access Application" or other form or written application or agreement provided by Authorized User to TRREB in support of its requirement to access and use the Services and MLS Database under the provisions of this Agreement.
- (b) "**Authenticator**" means any handheld random password generator(s) that may be provided by TRREB to YOU from time to time.
- (c) "**Authorized User**" means **YOU** as the party having agreed to be contractually bound to TRREB under each and every one of the terms and conditions of this Agreement.

- (d) **"Acceptable Use Policy"** means TRREB's established rules and prohibitions, as modified from time to time, that define acceptable use of the Services and MLS Database and any associated features. Unacceptable use is prohibited, and is grounds for loss of privileges, termination of the Agreement, as well as discipline or legal sanctions for violating any applicable laws.
- (e) **"Agreement"** means this Authorized User Agreement and any amendments thereto. Unless otherwise stated, all references to a Section shall refer to a Section of this Authorized User Agreement.
- (f) **"BRS Database"** means the aggregation of all Content as well as its or their selections, assembly and arrangement, that from time to time comprise the Internet based service currently known as the Buyer Registry Service (BRS), and any successor or replacement service thereto owned and operated by or on behalf of TRREB.
- (g) **"Business"** or **"business"** as referenced in Sections 2, 3(b), 4, and 8(c), means the business of trading in real estate as set out or otherwise utilized in the Real Estate and Business Brokers Act R.S.O. 1990, as amended under the Real Estate and Business Brokers Act, 2002 when proclaimed in force, and as may be further amended from time to time.
- (h) **"Content"** means all information, comments, opinions, statements, advice, descriptions, services, offers, data, files, links, ideas, software, images, graphics, audio clips, video clips, icons, or any other form of content or information.
- (i) **"Copies"** means hard copy print outs and electronic versions of the reports, results, and other information or materials generated from Authorized User's access and use of the Services and MLS Database.
- (j) **"Documentation"** means the applicable online or hardcopy user documentation providing guidance and instruction for accessing and using the Services and MLS Database.
- (k) **"Intellectual Property"** means all applicable copyrights, patents, trademarks, trade secrets, and associated international laws, treaties, and conventions.
- (l) **"License"** means the restricted license rights granted by TRREB to Authorized User under Section 2 and elsewhere in this Agreement.
- (m) **"Member"** means a fully paid-up member in good standing of TRREB.
- (n) **"MLS Database"** means the aggregation of all Content as well as its or their selection, assembly, and arrangement, that from time to time comprises the Internet based service currently known as the Multiple Listing Service (MLS), and any successor or replacement service thereto owned and operated by or on behalf of TRREB.
- (o) **"Party"** or **"Parties"** means if used in the singular, either Authorized User or TRREB, and if used in the plural, both Authorized User and TRREB.
- (p) **"PIPEDA"** and **"Personal Information"** shall have the meaning attributed to such term within the provisions of PART 1 of the *Personal Information and Electronic Documents Act of Canada* ("PIPEDA") and any successor legislation and any legislation of similar effect in the Province of Ontario.
- (q) **"Real Estate"** or **"real estate"**, as referenced in Sections 4 and 9 shall have the same meaning as set out or otherwise utilized in the Real Estate and Business Brokers Act R.S.O. 1990, as amended under the Real Estate and Business Brokers Act, 2002 when proclaimed in force, and as may be further amended from time to time.
- (r) **"Services"** means TRREB's proprietary Internet-based system and associated technology that provides web-enabled display, search, retrieval, and uploading capabilities through the TRREB Website to its MLS Database and BRS Database and other related capabilities including, without limitation, customer information services.
- (s) **"Software"** means TRREB's proprietary backbone software applications that enable TRREB to provide TRREB Website access to and use of the Services, MLS Database and BRS Database.
- (t) **"Support"** means any diagnosis of errors and corrections or workarounds, guidance to remedy a user problem, and any implementation by TRREB of updates, adjustments, additions or modifications to the Services as TRREB may prescribe from time to time.
- (u) **"Third Party Website"** means any site other than a TRREB Website.
- (v) **"Trade in Real Estate"** or **"Trading in Real Estate"** shall have the same meaning as set out or otherwise utilized in the *Real Estate and Business Brokers Act* R.S.O. 1990, as amended under the *Real Estate and Business Brokers Act*, 2002, when proclaimed in force, and as may be further amended from time to time.
- (w) **"TRREB Members"** means members of TRREB in good standing from time to time in accordance with TRREB's Bylaws.
- (x) **"TRREB Requirements"** means any single or combination, as the case may be, of TRREB's:
 - (i) **"MLS Policies"**, or its successor document if any, which are in force from time to time;
 - (ii) **"MLS Rules"**, or its successor document if any, which are in force from time to time;
 - (iii) **"Bylaws"** means the TRREB By-Laws, as amended from time to time; and
 - (iv) **"Standards"** means the document created from time to time by the Board of Directors of TRREB, relating to the technology needed to access the MLS Database, the BRS Database and Software.
- (y) **"TRREB Website"** means the following web address through which Authorized User's may obtain logon access to the Services, MLS Database and BRS Database through TRREB issued Authenticator, "User ID" and **"Password"** and Authorized User controlled **"Password"** - **www.torontomls.net** and any other associated or linked sites operated by or on behalf of TRREB.

2. LICENSE GRANT:

Subject to the terms of this Agreement, TRREB grants authorized user a non-exclusive, non-transferable license, without right to sublicense, to access and use the Services, MLS Database and BRS Database in accordance with this Agreement and in compliance with all applicable TRREB requirements ("License") solely for the purpose of and directly related to the Authorized User's ordinary carrying on of its business. Authorized User unconditionally agrees to access and use the Services, MLS Database and BRS Database only in the manner and for the purposes expressly specified in this Agreement and for the exclusive and internal use by Authorized User and by other Authorized Users that have a valid Authorized User Agreement in effect with TRREB which has not been terminated or suspended. Any updates, modifications, enhancements to the Services, the underlying Software, Documentation, MLS Database or BRS Database made available to authorized user by TRREB, shall be subject to all of the terms and conditions contained in this Agreement. TRREB may at any time and for any reason elect to modify, discontinue, delete or restrict any aspect or feature of the Services, MLS Database and BRS Database without notice to Authorized User or any liability to TRREB or any third party; however, TRREB agrees to make commercially reasonable efforts to provide Authorized User with prior posted notice by means of notice posted to Authorized Users. No part of this Agreement may be assigned or transferred in any manner without the prior written consent of TRREB nor may the Authorized User rent, distribute, assign, sub-license or otherwise transfer any of the Authorized User's rights, duties or obligations under this Agreement without the prior written consent of TRREB.

Authorized User shall maintain in confidence all provisions of this Agreement and shall not disclose any of same (including any of TRREB's pricing) to any third party or parties.

3. DOCUMENTATION AND COPIES:

Under the License, Authorized User may

- (a) Use the Documentation in support of Authorized User's use of the Services, MLS Database and BRS Database; and
- (b) Make Copies solely for the purpose of Business.

4. RESTRICTIONS ON USE:

Authorized User acknowledges that the MLS Database and BRS Database as formatted by TRREB have substantial monetary value, has a special value due to access only by TRREB Members and users authorized by TRREB, and is considered the confidential property of TRREB and that TRREB retains ownership of all rights, title and interest to the Services, the Software, the MLS Database and the BRS Database. Except as expressly authorized in this Agreement, Authorized User shall not:

- (a) use either the MLS Database, the BRS Database or the Services in any manner not directly related to the business of real estate as defined in the *Real Estate and Business Brokers Act* R.S.O. 1990, as amended under the *Real Estate and Business Brokers Act*, 2002, when proclaimed in force, and as may be further amended from time to time;
- (b) use either the MLS Database, the BRS Database or the Services for the benefit of anyone except directly related to the real estate business as defined in the *Real Estate and Business Brokers Act* R.S.O. 1990, as amended under the *Real Estate and Business Brokers Act*, 2002 when proclaimed in force, and as may be further amended from time to time;
- (c) circulate or copy either the MLS Database, the BRS Database or the Services in any manner except to authorized users who have a valid Authorized User Agreement which they have signed and delivered to TRREB which agreement has not been terminated or is suspended, and except to persons or entities who desire or may desire to acquire or dispose of certain of their rights respecting real estate;
- (d) use, copy, reproduce or exploit either the MLS Database, the BRS Database or the Services for creating, maintaining or marketing, or aiding in the creation, maintenance or marketing, of any MLS Database or BRS Database which is competitive with the MLS Database or the BRS Database or which is contrary to the By-Laws, the MLS Rules and MLS Policies, or the *Real Estate and Business Brokers Act* R.S.O. 1990, as amended under the *Real Estate and Business Brokers Act*, 2002 when proclaimed in force, and as may be further amended from time to time.

The provisions of this Section shall not apply to that part of the MLS Database, as formatted by TRREB, which is publicly available without breach of any obligation by Authorized User hereunder; or is lawfully obtained by Authorized User from a third party who has a legal right to disclose it.

5. CONTENT SUBMISSION AND LICENSE:

All Content submitted by Authorized User to TRREB for inclusion in the MLS Database or the BRS Database is accepted on the understanding that it is the right of the contributing Authorized User to make the submission and that there are no legal restrictions preventing its submission or publication online or in any other media that TRREB may utilize. Authorized User agrees to grant TRREB a

perpetual, worldwide, royalty-free, non-exclusive, sub-licensable and transferable right and license ("Content License") including all related Intellectual Property rights:

- (a) to use, reproduce, modify, adapt, publish, translate, create derivative works from, distribute, play, and exercise all rights with respect to Authorized User's Content contribution and to incorporate Authorized User's Content contribution in other works in any media now known or later developed as required and at TRREB's discretion without further rights negotiation. If Authorized User does not want to grant to TRREB the rights set out above, Authorized User agrees that it shall not submit its contribution to TRREB; and
- (b) to fully exploit such Content and to allow others to do so.

Authorized User warrants, represents and agrees that it will not contribute any Content that is infringing, libelous, defamatory, obscene, pornographic, abusive, or offensive or otherwise violates any law or right of any third party. TRREB reserves the right to remove any Content from the TRREB Website at any time, for any reason including, but not limited to, upon receipt of claims or allegations from third parties or authorities relating to such Content or if TRREB is concerned that Authorized User may have breached the immediately preceding sentence.

6. CHARGES:

As a condition of the rights granted in this Agreement, Authorized User shall pay to TRREB the charges as set forth and as amended by TRREB from time to time. Payment of charges is due as set forth in the Bylaws and MLS Rules and Policies. If TRREB does not receive payment when due, interest shall be charged in accordance with the Bylaws and MLS Rules and MLS Policies until such charges, together with all applicable interest, is received by TRREB.

7. INTELLECTUAL PROPERTY:

- (a) The Services, MLS Database, BRS Database, Software and Documentation are proprietary and confidential to TRREB, are protected by the Intellectual Property laws of Canada and international treaties and conventions, and shall remain the sole property of TRREB. Notwithstanding anything in this Agreement to the contrary, TRREB shall have sole and exclusive ownership of all right, title and interest in and to the Services and MLS Database, BRS Database, Software and Documentation including all derivative works and all modifications and enhancements thereof and derivative works regardless of the form or media in or on which the original and other copies may exist. No provision or clause in this Agreement shall be interpreted as an assignment or grant to Authorized User of any right, title, or interest in or to Intellectual Property, all privileges pertaining thereto remaining the exclusive property of TRREB (or in some cases, of its subcontractors).
- (b) Authorized User shall not obtain any rights in connection with any trade-marks or service marks of TRREB. Authorized User shall not remove or alter any trade-mark, logo, copyright or other proprietary notices, legends, symbols or labels in the MLS Database Content, BRS Database Content or in the Documentation and shall ensure that the MLS Database Content, BRS Database Content, Copies and Documentation and each copy must contain all of the original proprietary notices.
- (c) Authorized User shall
 - (i) reproduce and display all Notices on Copies Authorized User makes, in accordance with this Agreement;
 - (ii) not de-compile, reverse engineer, disassemble, modify, analyze or otherwise examine or otherwise reduce the Software to human readable form or create derivative works of the Software, MLS Database and or the BRS Database;
 - (iii) not delete or in any manner alter any notices, disclaimers or other legends contained in the Software, Services, MLS Database or the BRS Database appearing on any screens, documents, reports, numeric results or other materials obtained by Authorized User through use of the Software and Services ("Notices"); and
 - (iv) not provide service bureau facilities or commercial time-sharing services to any third party or supporting operations for any third party through the access and/or use of the Software and/or Services.
- (d) Authorized User shall not, at any time or times, during or after the term of this Agreement question or dispute any of TRREB's right, title, ownership, license, Intellectual Property, and/or other interests in the Software, the Documentation, the Services, MLS Database or BRS Database nor commit any act or omission which negates, reduces, or impairs any of TRREB's rights or interests in any of same; nor file any patent, copyright, and/or other intellectual property application and/or registration relating to any portion of the Software copyright, and/or other Intellectual Property application and/or registration relating to any portion of the Documentation.
- (e) Authorized User shall promptly notify TRREB if Authorized User becomes aware of any (i) error, bug, or security breach in the Services or Software; (ii) unauthorized use, reproduction, or distribution of Content, the MLS Database, the BRS Database, the Software or Documentation; and (iii) breach of the terms of this Agreement. Authorized User shall maintain all such information in confidence, shall only disclose the same to TRREB, and shall not publicize, publicly distribute, or publicly display any such information.
- (f) Authorized User recognizes the validity of TRREB's copyrights and trade secrets. Authorized User will cooperate in good faith to secure and preserve TRREB's right and title to the copyrights and trade secrets for the Software and of all derivative works, as if said products were their own products. Authorized User

acknowledges and agrees that the Software is, in all respects confidential information subject to the terms of this Subsection.

- (g) Authorized User agrees upon termination of this Agreement to continue to protect TRREB's copyrights and trade secrets.

8. CONFIDENTIAL INFORMATION:

- (a) **"Confidential Information"** means all confidential and/or trade secret information, knowledge, and/or data of every kind disclosed by one party to this Agreement ("Disclosing Party") to the other party ("Recipient Party") pursuant hereto.
- (b) Confidential Information shall not include any information, knowledge, and/or data disclosed pursuant to this Agreement to the extent same: (i) is or hereinafter becomes part of the public domain through no wrongful act of the Recipient Party, or (ii) is known to the Recipient Party free of any obligation of confidentiality at the time of first disclosure hereunder; or (iii) is lawfully obtained by the Recipient Party from a third party without obligation of confidentiality, without breach of any obligation of confidentiality to the Disclosing Party, and without breach of this Agreement; or (iv) is disclosed pursuant to a court order provided that the Recipient Party provides a copy of such court order to the Disclosing Party prior to such disclosure and Recipient Party takes all reasonable steps, consistent with such order, to maintain the confidentiality of same.
- (c) Each Recipient Party shall: (i) receive and maintain all Confidential Information received hereunder in confidence; (ii) use Confidential Information received hereunder solely for the purposes of such Recipient Party lawfully exercising its rights and/or performing its obligations hereunder and for no other purpose whatsoever; (iii) use the same degree of care to protect Confidential Information received hereunder as such Recipient Party itself uses to protect its own confidential information from unauthorized use, copying, and/or disclosure which standard shall be no less than reasonable care; and (iv) disclose Confidential Information received hereunder only to those of its directors, officers, employees, who have a direct need to know same for the purpose stated above and who are bound by written confidentiality obligations at least as restrictive as those contained herein.
- (d) All ownership, license, Intellectual Property, moral, and other rights to Confidential Information disclosed hereunder shall remain with the Disclosing Party and/or with such Disclosing Party's licensors.
- (e) Each Recipient Party shall promptly cease all use of all Confidential Information received hereunder upon any termination or expiry of this Agreement and shall promptly return all such Confidential Information to the Disclosing Party by a secure means without delay.

9. PRIVACY:

- (a) **Compliance with Personal Information Protection and Electronic Documents Act.** Authorized User shall at all times comply with all applicable laws and regulations. Without limiting the generality of the foregoing, Authorized User shall ensure that all Personal Information that may be collected by or on behalf of Authorized User in connection with the MLS Database, the BRS Database and/or the Services will be collected, used, disclosed and maintained strictly in accordance with the requirements of all applicable privacy legislation including, without limitation, the **Personal Information Protection and Electronic Documents Act** ("PIPEDA") of Canada and any successor of similar effect in the Province of Ontario as though that legislation were fully in force and fully applicable to the Authorized User.
- (b) **Currency of information and Listings.** Subject to Section 9(a) above, Authorized User shall promptly, and in any event within 60 calendar days, destroy, erase or make anonymous Authorized User's records and file copies of all of Authorized User's customer and client personal information that is no longer required to fulfill the identified purpose. Authorized User will, upon request from TRREB, provide a written certification attesting to such destruction or erasure and will provide TRREB with a copy of Authorized User's guidelines governing the destruction of personal information.
- (c) **Consent.** Authorized User consents to and authorizes TRREB to collect, retain, use and disclose all information provided to TRREB relating to the MLS Database, the BRS Database and the Services (including, in each case, personally identifiable information) for all purposes relating to the sale of real estate in Ontario and in the course of providing support for Members of TRREB to carry on their real estate businesses in Ontario including, without limitation, collection, use and retention of Authorized Users' personally identifiable information for TRREB's own administrative purposes, collection, retention, use and disclosure of Authorized Users' personally identifiable information in the form of a TRREB membership roster that is compiled and disclosed to TRREB's Members from time to time in paper and/or electronic formats and collection, retention and disclosure of all information submitted through the Services and in the form of listings to the MLS Database or information in the BRS Database including, without limitation, Authorized Users' name and relationship to particular real estate transactions, all financial particulars of such transactions and disclosure of such information to all users of the MLS Database or the BRS Database in any form whatsoever, and all calendar, contact or other information collected, used, disclosed or maintained as part of the authorized User's use of the Services. For purposes of this Section 9 (c) "personally identifiable information" shall include, but not be limited to, Authorized User's and its client's names, phone numbers, business and home addresses and employers.

- (d) **Cessation of Use.** Subject to the provisions of this Agreement, Authorized User shall cease all use of all Personal Information received pursuant to this Agreement upon any termination or expiry of this Agreement.

10. CONDITIONS AND RESTRICTIONS ON USE:

- (a) **Access.** TRREB shall assign Passwords, as well as an Authenticator, to Authorized Users to enable Authorized Users to access the Services, MLS Database, BRS Database and Software. Authorized User agrees to be fully responsible for all activities that occur under Authorized User's Password or account and to not permit any person other than the Authorized user to access the Authorized User's Password or account or use the Authorized User's Authenticator. In the event Authorized User discovers unauthorized access to or use of Authorized User's account, Password, or Authenticator, Authorized User must notify TRREB's Director of Member Services or Chief Information Officer immediately. TRREB reserves the right from time to time to change the Passwords by notice to Authorized User, or to require Authorized User to change its Password or Authenticator. Authorized User must change its Password within one (1) day after notification of the requirement to change the Password in order to continue to be entitled to access the Data Base and Software.
- (b) **Technical Standards.** The Standards list the minimal computer and software configuration together with associated technological criteria to enable Authorized User to access, communicate with and use the Services, MLS Database, and BRS Database. Authorized User is solely responsible for acquiring, servicing, maintaining, and updating all equipment, computers, software and communications services (such as long distance phone charges) not owned or operated by or on behalf of TRREB, that allow Authorized User to access and use the Software and Services, and for all expenses relating thereto (plus any applicable taxes). Authorized User agrees to access and use the Software and Services in accordance with any and all operating instructions or procedures that may be issued by TRREB, and amended by TRREB from time to time.
- (c) **Performance.** Authorized User understands and agrees that the operation and availability of the systems used for accessing and interacting with the Software and Services, including, the public telephone, computer networks and the Internet or to transmit information, whether or not supplied by Authorized User or TRREB, can be unpredictable and may, from time to time, interfere with or prevent the access to and/or the use or operation of the Software and Services. TRREB shall not in any way be responsible for any such interference with or prevention of Authorized User's access and/or use of the Software and Services.
- (d) **Compliance with TRREB Requirements** Authorized User must comply with all provisions in the TRREB Requirements. In order to continuously improve and update the quality of the Services that it provides, TRREB reserves the right to change or modify the TRREB Requirements from time to time. Such changes shall become effective
- (i) In the case of the Standards, six months; and
 - (ii) In the case of TRREB's MLS Policies and MLS Rules, five days

after TRREB has either, in writing, notified Authorized User of such change, which writing may consist of, among other things, publishing the document known as the "Notice Page" on the TRREB Website or otherwise, or included notice of such change in the MLS Database and/or BRS Database. If Authorized User does not comply with the applicable TRREB Requirements, or does not comply with a change to any such applicable TRREB Requirements after a change becomes effective, Authorized User may not be able to access the Services, MLS Database or BRS Database and will furthermore be in breach of this Agreement. Changes to any of the Standards, TRREB's MLS Policies, or TRREB's MLS Rules shall be available for review at any time on reasonable notice during normal business hours at the offices of TRREB. As well, any changes to the Standards shall be available electronically upon Authorized User accessing the MLS Database or BRS Database. **Authorized User accepts complete responsibility to ensure that it has the most current version of the Standards, TRREB's MLS Policies, and TRREB's MLS Rules at all times.**

- (e) **Non-Interference.** Authorized User shall not attempt to access any systems, programs or data of TRREB that is not licensed under this Agreement, or otherwise made available by TRREB for public use;
- (f) **Suspension.** The License rights granted to Authorized User under Section 2 shall be suspended immediately upon the Authorized User's brokerage delivering to TRREB, in TRREB's then currently authorized form, a signed Notice of Transfer which Notice states or provides that Authorized User's license with the brokerage has been surrendered or terminated ("Suspension"). The License rights may be reinstated as if such Suspension had not occurred if at any time during or following such Suspension, the Board of Directors of TRREB permits Authorized User a period of time to relocate with a new brokerage that is Member of TRREB and that Broker of Record signs and delivers to TRREB and in TRREB's then currently authorized form, either
- (i) A validly executed and current Guarantee and Indemnity (available as part of TRREB's Application for Membership and Agreement form in support of Authorized User, or
 - (ii) A Notice of Transfer relating to the Authorized User.

11. IMITATION OF LIABILITY:

- (a) **THE SERVICES, SOFTWARE, MLS DATABASE AND BRS DATABASE ARE PROVIDED "AS IS" WITHOUT ANY GUARANTEE, REPRESENTATION, CONDITION OR WARRANTY OF ANY KIND, EITHER EXPRESSED, IMPLIED OR STATUTORY, USAGE OF TRADE OR COURSE OF DEALING INCLUDING,**

BUT NOT LIMITED TO, THE IMPLIED WARRANTIES, CONDITIONS AND REPRESENTATIONS OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. TRREB MAKES NO WARRANTIES AND ASSUMES NO LIABILITY WHATSOEVER REGARDING THE TRUTH OR ACCURACY, CURRENCY, OR COMPLETENESS OF THE SERVICES, SOFTWARE, MLS DATABASE OR BRS DATABASE. AUTHORIZED USER AGREES THAT ANY USE OF THE MLS DATABASE, BRS DATABASE AND/OR SOFTWARE BY OR ON BEHALF OF AUTHORIZED USER OR ANY PERSON OR ENTITY WHO ACQUIRES THE RIGHT OF SUCH USE, DIRECTLY OR INDIRECTLY BY OR THROUGH AUTHORIZED USER, IS DONE AT AUTHORIZED USER'S SOLE RISK.

- (b) Authorized User acknowledges that neither TRREB nor its directors, officers, employees or agents will assume any responsibility with respect to the use, copying or in any manner relating to how Authorized User, any of their employees, agents or any other person uses or relates to the TRREB Website, Services, Software, MLS Database, BRS Database or any Third Party Website or the results of any act or omission related thereto in any manner. TRREB, its directors, officers, employees and agents, will not be liable to Authorized User or to Authorized User's clients or customers, any of their employees, agents or to any other party for any direct, indirect, special, consequential, incidental, contingent, punitive or exemplary damages, or damages of any nature including without limitation lost profits, howsoever caused, arising in contract, tort (including negligence), fundamental breach, breach of a fundamental term, or otherwise, or out of or in connection with this Agreement and/or the supply, use, performance or non-performance of the MLS Database, the BRS Database, the Software or any Third Party Website or relating to the assistance provided by TRREB, even if TRREB or its employees or agents have been advised of the possibility of such damages, regardless of the form of action and whether or not such damages are foreseeable.
- (c) Authorized User shall indemnify, defend and save harmless TRREB, its partners and its and their respective directors, officers, employees and agents from and against all damages, costs and expenses relating in any manner, actual or threatened, to any claim, action, cause of action or any proceeding made, sustained, brought or prosecuted in any manner based upon, occasioned by or attributable to any injury, infringement or damage arising from: (i) any and all negligent or reckless acts or omissions of Authorized User, or its partners, or its or their respective directors, officers, employees, representatives or agents, in the performance or purported performance of this Agreement; (ii) breach of this Agreement except directly by TRREB; or (iii) breach of any Intellectual Property, moral or property rights related to the TRREB Website, the Services, Software, MLS Database, BRS Database or any Third Party Website by Authorized User, or its partners, or its or their respective directors, officers, employees, representatives or agents, or any person or entity who gained access to the MLS Database by or through Authorized User, directly or indirectly.
- (d) Authorized User agrees to defend, indemnify and hold TRREB as well as each of the directors, officers, agents, and employees of TRREB harmless from any losses, liabilities, damages, actions, claims or expenses (including reasonably lawyers' fees and court costs) arising or resulting from Authorized User's breach of any term of this Agreement or caused by acts or omissions performed by Authorized User or under Authorized User's Password or any password issued by Authorized User to Licensed Authorized Users or shared by either of them with others.
- (e) Authorized User shall indemnify, hold harmless and, at the request of TRREB, defend TRREB, its affiliates and its and their respective officers, directors and employees from and against any and all costs, expenses, awards of damages or settlements made in relation to any proceedings, complaints, actions or claims, or in relation to compliance by TRREB or its contractors with any orders or directions given against or to it or its affiliates by any privacy commissioner, tribunal, person or court, arising from any breach by Authorized User of any of its obligations as set out in Section 9.

12. TERMINATION

- (a) In the event Authorized User is in breach of:
 - (i) this Agreement;
 - (ii) its payment obligations as set forth in Section 6 and any provision contained in the By-Laws, TRREB Requirements or the Real Estate and Business Brokers Act R.S.O. 1990, as amended under the Real Estate and Business Brokers Act, 2002 when proclaimed in force, and as may be further amended from time to time;

and, with respect to Section 12 (a)(i), if such breach is not cured within two weeks after notice from TRREB, or with respect to Section 12 (a)(ii), if such breach is not cured immediately, then TRREB has the right to invoke any or all of the rights contained in the TRREB Requirements and Authorized User shall comply with the procedures and obligations as contained in the TRREB Requirements.

- (b) Authorized User may terminate this Agreement at any time, provided it gives TRREB prior written notice, and provided that it complies with the termination procedures and obligations as set forth in the TRREB Requirements.
- (c) In the event TRREB decides, at any time, not to continue to offer, maintain or develop the MLS Database and/or BRS Database to meet the TRREB Requirements and Standards, TRREB may terminate this Agreement provided it gives Authorized User six months prior written notice and Authorized User shall comply with the termination procedures and obligations as contained in the TRREB Requirements.
- (d) If at any time after the time period permitted by TRREB to permit Authorized User time to relocate with a new brokerage, there is not in existence a validly executed and current Guarantee and Indemnity relating to the Authorized User, in TRREB's form which is available as part of TRREB's Application for Membership and

Agreement form, or a Notice of Transfer relating to the Authorized User in the then current form as authorized by TRREB from time to time, which is executed by any type of Broker of Record who is a Member of TRREB, then TRREB may at any time thereafter terminate this Agreement by notice to Authorized User.

13. INJUNCTIVE RELIEF.

Authorized User acknowledges that a violation of Sections 4, 7, 8, 9, and 10 of this Agreement would cause irreparable harm to TRREB for which no adequate remedy at law exists and Authorized User therefore agrees that, in addition to any other remedies available, TRREB shall be entitled to seek injunctive relief and to recover all costs and expenses, including reasonable lawyer's fees incurred because of any such legal action to enforce the terms of Sections 4, 7, 8, 9, and 10.

14. NOTICES

- (a) Any notice, direction or other instrument required or permitted to be given to a Party shall be in writing and shall be sufficiently given if delivered personally, mailed by prepaid registered mail, or transmitted by fax or other form of recorded communication to the Party as follows:
 - (i) in the case of TRREB, at 1400 Don Mills Road, Toronto, Ontario M3B 3N1
Attention: President
 - (ii) in the case of Authorized User, at the Authorized User's business address as identified in the Application last filed by Authorized User with TRREB, and to be addressed to the Attention of the Authorized User with a copy to the Attention of the Authorized User's Broker of Record/Manager (as applicable) at the business address as last filed by such Broker of Record/Manager with TRREB.
- (b) Either Party may change its address for service from time to time by notice given to the other Party in accordance with the foregoing.
- (c) Provided that either Party may, at such Party's option, elect to provide electronic legal notices regarding this Agreement to the other Party at the email address identified in the acceptance or signature block of this Agreement. It shall be the responsibility of the recipient Party to provide prompt notice to the other Party of any changes in email addresses.

15. ELECTRONIC ACCEPTANCE.

- (a) By clicking "I accept" or signing this Agreement where indicated below, Authorized User agrees and consents to (i) contract electronically with TRREB for the Software and Services in accordance with this Agreement; (ii) receipt of electronic legal notices regarding this Agreement to the email account Authorized User provided under Section 14 14(c) or upon accessing the Services; and (iii) that by clicking "I Accept", Authorized User intends to be bound by this Agreement.
- (b) Copy of Agreement. For electronic acceptance: In order to access, download, and print this Agreement, Authorized User should click on the link for the .PDF file version of this Agreement. For Signature Acceptance of this Agreement: Authorized User acknowledges having received a copy of this Agreement. Changes to these hardware and software requirements, if any, will be e-mailed to Authorized User. Authorized User may also request to receive a copy of this Agreement by Canada Post mail free of charge by giving notice to TRREB of such request within 45 days after entering into this Agreement.

16. MISCELLANEOUS.

- (a) **Entire Agreement.** This Agreement constitutes the entire agreement by which the relationship between TRREB and Authorized User will be governed. There are no oral agreements, arrangements, representations or understandings between the Parties and this Agreement may not be amended or modified except by an instrument in writing duly signed by both Parties. This Agreement constitutes the entire agreement between the Parties with respect to the transactions contemplated in this Agreement and cancels and supersedes any and all prior understandings, agreements, negotiations and discussions with respect thereto. There are no representations, warranties, terms, conditions, undertakings or collateral agreements or understandings, express or implied, between the parties other than as expressly set forth in this Agreement.
- (b) **Time of the Essence.** Time shall be of the essence of this Agreement.
- (c) **Governing Law.** This Agreement shall be construed in accordance with the laws of the Province of Ontario except that no choice of law doctrine shall be used to apply the laws of any other jurisdiction. The Parties further agree that the United Nations Convention on Contracts for the International Sale of Goods shall not apply.
- (d) **Consent to Jurisdiction.** Authorized User consents to the exclusive jurisdiction of the federal and provincial courts located in the Province of Ontario in connection with any action or proceeding to enforce, or arising out of, this Agreement and agrees that venue will be proper in such court on any such matter. The Parties agree that a summons and complaint may be served by mail or overnight courier service at their addresses first set forth above or at such other address as such party may have given written notice of in accordance with Section 14.

- (e) **Waiver.** The waiver by either party of any breach or default by the other party in the performance of any obligation hereunder shall not constitute a waiver of any subsequent breach or default.
- (f) **Amendments.** TRREB may amend, add or remove portions of this Agreement at any time and from time to time without notice to Authorized User and the then current version shall be posted at the TRREB Website. Upon the posting of such version as aforesaid and Authorized User's use of the Software, MLS Database or BRS Database thereafter, this Agreement shall be deemed to be so amended without further acknowledgement of Authorized User.
- (g) **Severability.** To the extent that any law, statute, treaty or regulation by its terms as determined by a court, tribunal or other governmental authority of competent jurisdiction, is in conflict with the terms of this Agreement, the conflicting terms of this Agreement shall be superseded only to the extent necessary by the terms required by such law, statute, treaty or regulation. If any provision of this Agreement shall be otherwise unlawful, void or for any reason unenforceable, then that provision shall be enforced to the maximum extent permissible so as to affect the intent of the parties. In either case, the remainder of this Agreement shall continue in full force and effect.
- (h) **Currency.** All dollar amounts referred to in this Agreement, including the symbol \$, refer to lawful money of Canada.
- (i) **Language.** This Agreement and any documents relating thereto have been prepared in the English language at the express request of the parties. Les parties ont exigé, et par les présentes confirment leur demande, que ce contrat soit rédigé en anglais seulement.
- (j) **Headings.** The division of this Agreement into Sections and the use of headings are for convenience of reference only and shall not affect the interpretation of this Agreement.
- (k) **Gender and Number.** In this Agreement words importing a specific gender include all genders and words importing the singular include the plural and vice versa.
- (l) **Force Majeure.** TRREB will not be responsible for any failure to perform due to causes beyond its reasonable control, including, acts of God, acts of terrorism, war, riot, embargoes, acts of civil or military authorities, national disasters, strikes and the like.
- (m) **Assignment and Corporate Reorganization.** The rights granted to Authorized User under this Agreement are personal in character. Neither this Agreement nor any rights granted hereby may be assigned by Authorized User voluntarily or by operation of law without TRREB's prior written consent and any such attempted assignment shall be null and void. For purposes of this Agreement, "assignment" shall be deemed to include the transfer of all or substantially all of the assets of, or a majority interest in Authorized User or the voting stock of Authorized User, or the merger of Authorized User with one or more entities. This Agreement shall inure to the benefit of and be binding upon any successor or assign of TRREB.
- (n) **Parties.** Nothing contained in this Agreement is intended to confer upon any person other than the parties hereto and their respective successors and permitted assigns, any benefit, right or remedy under or by reason of this Agreement, except with respect to Parties who shall be deemed third party beneficiaries under this Agreement but solely with respect to those terms that specifically reference a Party or the Parties.

ACCEPTED AND AGREED TO BY THE UNDERSIGNED

DATED this _____ **day of** _____, **20**_____.

Applicant's Name: (user) (please print) _____

Applicant's Signature:(user) _____

Payment Information:

The Member Services Department Staff will contact you for payment.

As a security precaution please ask TRREB staff to validate your RECO registration number or birth date before you provide payment information.

Please provide the following information:

1. Name:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

2. Cell - Phone Number:

--	--	--	--	--	--	--	--	--	--	--

3. Email Address:

Please do not include credit card information here.

Toronto Regional Real Estate Board
Member Insurance Program
BENEFICIARY FORM

TRREB Member Number

SECTION 1 - Member Information

Member Name	Last Name	First Name	Middle Name(s)
Date of Birth (MM/DD/YYYY)	Gender	Male	Female
Member Address	Street Address		
	City	Province	Postal Code
Email Address	Phone Number		

SECTION 2 - Beneficiary Designation(s)

This section must be completed to designate a beneficiary for your Life benefit(s). If you do not designate a beneficiary, any proceeds will be payable to your Estate. If more than one beneficiary is named, benefits will be divided equally, unless otherwise indicated. Percentage allocations must equal 100%. If you are designating a person who is a minor (under 18 years of age in Ontario), please complete Section 3. Unless otherwise stipulated in law, the designation of any beneficiary is revocable. The designation below will supersede any prior beneficiary designation.

Last Name	First Name	Relationship to Member	Date of Birth (MM/DD/YYYY)	Is Beneficiary a Minor?	Percent Allocated
				☐ Yes	%
				☐ Yes	%
				☐ Yes	%
				☐ Yes	%
				☐ Yes	%
				☐ Yes	%
				☐ Yes	%

SECTION 3 - Appointment of Trustee

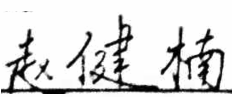
This section must be completed if you have designated a minor as a BENEFICIARY. Before appointing a TRUSTEE, we recommend that you seek legal counsel.

I hereby appoint the following TRUSTEE to receive any life insurance proceeds payable while my beneficiary(ies) named in Section 2 are under the age of majority:

Last Name	First Name	Relationship to Member

SECTION 4 - Authorization and Signature (Please sign and date in INK)

I hereby revoke all former beneficiary appointments under the TRREB Insurance Program and do hereby declare that such proceeds be payable to the beneficiary(ies) declared above. I reserve the right to change this designation of beneficiary. I declare that the information in this application is true and complete to the best of my knowledge. I understand that the insurer, its affiliates, subsidiaries, their employees and service providers are subject to strict standards and policies to ensure that my personal information is secure and remains confidential. I understand that the Insurer does not sell, lease, or trade personal information and that any personal information collected by them will be kept strictly confidential and is to be used by authorized individuals only. Authorized individuals include employees, agents, or representatives of the insurer in the performance of their job, persons permitted by law to use my personal information. I understand that I have the right to request and receive a copy of my personal information maintained by them at any time.

 Member Signature	12/04/2022 Date (MM/DD/YYYY)
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Please send the ORIGINAL signed form to:

TRREB Member Benefits, 2020 Winston Park Drive, Suite 102, Oakville, ON, L6H

6X7

Please note - electronic signatures are NOT acceptable. An original signature (in ink) is required.



MEMBER BENEFITS

Phone 416.443.9989

Email memberbenefits@trrebnb.com

INDEPENDENT CONTRACTOR AGREEMENT

This Agreement entered into as of the _____ day of _____, 20__.

BETWEEN:

Bay Street Group Inc., an Ontario corporation
(hereinafter referred to as the "Brokerage")

- and -

of the Province on Ontario
(hereinafter referred to as the "Salesperson")

FOR VALUABLE CONSIDERATION and the mutual covenants and agreements herein contained, the parties hereto agree as follows:

ARTICLE 1 - SALESPERSON OBLIGATIONS

1. **TERM** – This agreement will become effective upon the date hereof and will continue in effect until terminated pursuant to the terms of this Agreement (the “Term”).
2. **EXCLUSIVITY** – Salesperson may not represent, perform services for, and/or contract with any other licensed real estate Brokerage during the Term (**subject to the further agreement of the parties**).
3. **SALESPERSON OBLIGATIONS** – Throughout the Term, Salesperson agrees to use his/her best efforts to offer, promote, market and sell real estate and provide such services associated with doing so and to promote the business of Brokerage to the public and other real estate professionals in a positive manner (the “Services”).
4. **MAINTAIN ACTIVE REAL ESTATE SALES LICENSE** – Salesperson shall keep his/her Real Estate license active during the Term, including satisfying all applicable or minimum education requirements. At all times herein, Salesperson shall pay all dues to keep said license in full force and effect.
5. **PAYMENT OF TAXES** – Salesperson is solely responsible for paying when due all income and sales taxes incurred as a result of the compensation earned arising from this Agreement. On request, Salesperson shall provide Brokerage with proof of payment of taxes.

6. **EXPENSES** – Salesperson shall be responsible for all expenses incurred in performing the Services under this Agreement. Salesperson acknowledges that Brokerage will not be liable for payment of any fees or business expenses incurred by the Salesperson in connection with the Salesperson carrying out the duties arising from this agreement other than those expressly set out herein. Further, Salesperson agrees to furnish his/her own transportation at Salesperson’s own expense for carrying out the duties under this agreement and to have at all times liability insurance in such amounts as Brokerage designates or according to Brokerage’s office policy. Salesperson agrees to add Brokerage and any of Salesperson’s personal assistants as additional insureds to Salesperson’s vehicle liability insurance policy.
7. **TRADEMARKS AND SYSTEM** – Salesperson shall, at all times, protect the good name of the Brokerage, the Bay Street Group Inc. trade-marks and not do anything by action, improper conduct or association, or otherwise, that will damage or harm the name, trade-mark, image, and reputation or cause a lack of confidence by the public in either Brokerage or the Bay Street Group Inc. trade-marks or system.
8. **LEGAL COMPLIANCE** – Salesperson acknowledges and agrees that Brokerage is a member of the Canadian Real Estate Association, the Toronto Board of Realtors and the Ontario Real Estate Association. Salesperson agrees to conduct business according to the Bylaws and Code of Ethics of these organizations as well as any laws or regulations promulgated and enacted by the licensing body in Ontario.

Salesperson warrants that he/she shall comply strictly with the terms of this Agreement; the laws of Ontario; and other business agreements and professional salesperson rules and regulations, including without limitation those of the local Multiple Listing Service (“MLS”); all federal, provincial, and local laws, ordinances and regulations governing any such agreement or any aspect of the real estate business. Salesperson further agrees to abide by all laws regulating real estate professionals and to, when appropriate, use a buyer agency agreement, seller agency agreement, sub-agency agreement, dual agency agreement, or any other agreement required by law or by the laws of the licensing entities and/or the real estate board.
9. **NON-ASSIGNABILITY** – This agreement is not assignable. This agreement is personal in nature and no right of Salesperson under this agreement may be assigned without the prior written consent of Brokerage, which consent may be arbitrarily or unreasonably withheld. The duties or obligations under this agreement may not be delegated to anyone else without the prior written consent of Brokerage.

ARTICLE 2 - BROKERAGE OBLIGATIONS

1. Brokerage agrees to supervise the activities of the Salesperson for the specific and limited extent required for compliance with laws regulating licensed real estate salespersons and Brokerages in the Province of Ontario.
2. Brokerage warrants that he/she/it is licensed and authorized to act as a Real Estate Brokerage in Ontario, and will pay all fees and taxes due to the province, municipality, or other governmental entity arising out of its activities as a licensed Real Estate Brokerage.

3. Brokerage agrees to make available to Salesperson all current real estate listings of Brokerage, except such as Brokerage may find expedient to place exclusively in the temporary possession of some other Brokerage or salesperson.
4. The Brokerage for the convenience of the Salesperson may provide work space, clerical service, and office facilities at the office of the Brokerage at the address listed below and such other places as the Brokerage may from time to time utilize for use by Salesperson while performing the above-described services. The Salesperson shall supply the Salesperson's own personal items for the Salesperson's office.

ARTICLE 3 – COMPENSATION

1. For services rendered by Brokerage to Salesperson, Salesperson agrees to pay Brokerage according to the terms set forth in Schedule "A" annexed hereto.
2. Salesperson understands that there are no guarantees with respect to sales, commission or other compensation hereunder. Salesperson understands and recognizes that the main method of earning income in the real estate industry is through the sale of real estate.
3. Salesperson agrees to transact all real estate business, including, but not limited to real estate for lease, rental, or sale and handle all sales in the name of Brokerage. Salesperson agrees that all income collected for such activities shall be disbursed under the terms of this agreement and the policies and guidelines of Brokerage. If Salesperson violates this provision and collects a fee or commission in Salesperson's name or in the name of any third party from whom Salesperson expects to receive a portion of such income, Salesperson will forfeit any accrued but uncollected commissions in partial payment for the damage Brokerage suffers as a result of Salesperson's violation of this agreement. Salesperson further agrees to reimburse Brokerage for all lawyer's fees incurred by Brokerage if Brokerage retains a lawyer to collect any commissions due to Brokerage resulting from Salesperson's violation of this agreement. Salesperson further agrees to compensate and indemnify Brokerage for any fine imposed by any regulatory body that arises out of Salesperson's violation of any law, statute, regulation, or local ordinance.

ARTICLE 4 – INDEPENDENT CONTRACTOR

1. Salesperson enters into this agreement, and will remain throughout the term of the agreement, as an independent contractor. Salesperson understands that the relationship of the parties is not to be construed as employer/employee, agent/principal, partners, or joint venturers. Neither party has any right to control, in any manner, the business operations of the other except for the right of Brokerage to prescribe certain rules according to this agreement. Salesperson agrees and understands that he/she is not entitled to the rights or benefits afforded to Brokerage's employees, including disability or employment insurance, workers' compensation, medical insurance, sick leave, or any other employment benefit. Salesperson is responsible for providing, at his/her own expense, disability, employment or other insurance, workers' compensation, and licenses for himself/ herself and for his/her personal assistants which may be classified as employees and subcontractors.

2. Salesperson understands that as an independent contractor under this agreement he/she is free to control his/her hours, to the extent that they affect choice of clients, sales methods, and other matters pertaining to the real estate license and the ethics of the real estate business, subject to compliance with Brokerage's Policies and Guidelines to the extent that they affect, applicable local, provincial, and federal laws and regulations, and the rules and regulations of any trade or professional organization, or a licensing body to which Brokerage is a member. Except as required by law, Salesperson retains sole and absolute discretion and judgment in the method, techniques, and procedures to be used in soliciting and obtaining listings, sales, exchanges, leases, rentals, or other transactions, and in carrying out Salesperson's listing and selling activities.
3. Salesperson agrees that he/she shall not: (1) sign any agreement, including office or equipment lease, in the name of Brokerage, however the Salesperson is entitled to accept a real estate listing; (2) open or continue to have any bank account, chequing or savings, or other investment account, in the name of Brokerage; (3) open any charge or secure credit in the name of Brokerage; (4) negotiate or deposit in Salesperson's personal account any cheque, money order or similar instrument made payable to Brokerage; or (5) incur any expense in the name of Brokerage. Further Salesperson acknowledges and agrees that he/she shall not, for any reason, direct any client or third party to make any monetary funds payable to Salesperson or any other party, which should rightfully be made payable to Brokerage.
4. Salesperson agrees to indemnify, defend, and hold Brokerage and Bay Street Group Inc. free and harmless from all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties, lawyers' fees, and costs (collectively referred to herein as "indemnified loss"), that Brokerage and/or Bay Street Group Inc. may incur as a result of a breach of this agreement by Salesperson or any salesperson ("Team Member") working directly under Salesperson.
5. Salesperson agrees to secure its promise of indemnification by an assignment and hereby assigns to Brokerage any commissions or advances thereon or any other compensation otherwise payable by Brokerage to Salesperson to the extent necessary to satisfy Brokerage for any such indemnified loss. Further, to the extent necessary to indemnify Brokerage, Salesperson agrees to pay all of his/her commission as addressed in Schedule "A" of this agreement for any amount necessary to satisfy or partially satisfy any indemnification obligation of Salesperson for any indemnified loss.

ARTICLE 5 – RESTRICTIVE COVENANTS AND CONFIDENTIAL INFORMATION

1. Salesperson acknowledges that Brokerage has spent considerable amount of time, effort, money, and skills in developing its business, and its client list. The names of the clients solicited for and by Brokerage constitute a valuable business asset of Brokerage and these assets should be entitled to protection as confidential information of Brokerage.
2. Salesperson promises that he/she will not directly or indirectly, during the term of this agreement, and for a period of three (3) years thereafter, divulge, sell, exchange or distribute to any person or entity outside of Brokerage the identities of or any list of names (written or otherwise) of clients or customers or any other similar confidential information of Brokerage nor will Salesperson utilize such lists or other confidential information except in connection with the business of Brokerage.

3. Further Salesperson agrees to abide by all statutes, including Privacy Acts, and Consumer Protection laws prior to distributing any personal information and at all times seek prior written approval of the parties being disclosed before such disclosure.
4. Salesperson covenants and agrees that he/she will not directly or indirectly, during the term of this agreement and for a period of three (3) years thereafter, solicit or recruit, or attempt to solicit or recruit for employment or for independent contract with any real estate Brokerage or any other real estate organization, any existing licensed salespersons of Brokerage.
5. Salesperson expressly acknowledges and agrees that Brokerage would suffer irreparable harm not compensable under legal damages should Salesperson violate any of the covenants. That in the event Salesperson were to violate any of the covenants, Brokerage should be entitled to injunctive relief and specific performance and to enjoin any further violations of these covenants. Salesperson expressly acknowledges and stipulates that injunctive relief is appropriate and necessary in the event of a violation because there may be no adequate remedy at law for a violation of any of the covenants.
6. In the event of any breach by Salesperson of this section, then, in addition to any other rights or remedies of Brokerage, where by law or in equity, Salesperson shall lose all rights to any further commissions or any other compensation from Brokerage.
7. Salesperson agrees that this agreement shall be confidential between Brokerage and Salesperson and that no provision of this agreement shall be disclosed to any third party without the express written consent of Brokerage.

ARTICLE 6 – BROKERAGE POLICIES AND GUIDELINES

1. Salesperson agrees to comply with all Brokerage Policies and Guidelines that may be issued from time to time by Brokerage. Brokerage Policies and Guidelines are a part of this agreement and Salesperson's failure to comply with any policy or guideline is a breach of this agreement and can result in its termination.
2. Salesperson acknowledges that Brokerage may amend the policies and guidelines at any time without notice to Salesperson and that Salesperson is responsible to keep up with all policies and guidelines and agree to comply with any such amended policies and guidelines as and when disclosed to Salesperson by Brokerage.
3. In the event Salesperson receives an overpayment, Salesperson will immediately remit the difference or return the erroneous cheque so that a correct cheque may be issued.

ARTICLE 7 – TERMINATION OF AGREEMENT

1. Salesperson may terminate this agreement at any time by providing Brokerage with written notice to terminate. Termination of the relationship shall be effective thirty (30) days after delivery of the notice of termination by person, courier, registered, or electronic mail. Brokerage at his sole discretion may choose to waive such thirty (30) day notice and may opt to terminate immediately or at any time during the thirty (30) day period.

2. Brokerage may terminate Salesperson without notice on the following grounds:
 - (a) Salesperson materially defaults in the performance of this agreement or materially breaches any of its provisions.
 - (b) Salesperson not being in good standing under the real estate salesperson licensing laws.
 - (c) Salesperson providing services to another real estate Brokerage firm wholly unrelated to Brokerage (**subject to the further agreement of the parties**).
3. Termination of this agreement shall not terminate any of the continuing rights or obligations of either Salesperson or Brokerage if the parties contemplated such rights and obligations to survive termination of this agreement.
4. If Salesperson owes Brokerage any amounts at the time of termination of this agreement or if any amounts become due from Salesperson to Brokerage after the termination, Salesperson authorizes Brokerage to deduct these amounts from any commissions or other amounts due to Salesperson from Brokerage until the amounts owed Brokerage have been fully paid. If there are no other commissions, Salesperson shall pay Brokerage any amounts due or make arrangements for payment to Brokerage within a reasonable time.
5. Salesperson agrees to immediately return to Brokerage, upon termination of this agreement, all keys, listings, listing books, sales literature and any other materials and supplies received from Brokerage.
6. Any written, printed, graphic, or electronically or magnetically recorded information furnished by Brokerage for Salesperson's use is the sole property of Brokerage. This proprietary information, includes, but is not limited to, customer lists, marketing information, and information concerning Brokerage's employees, services, prices, operations, and subsidiaries. All files and documents pertaining to listings, leads, and transactions are the property of Brokerage and shall be delivered to Brokerage by Salesperson immediately upon request or termination of the relationship under this agreement. Salesperson acknowledges that Brokerage's method of conducting business is a protected trade secret. Salesperson shall not use for his/her own advantage, or the advantage of any other person, business, or entity, except as specifically agreed in writing, either during or after the association with Brokerage.
7. For a period of three (3) years following the termination of this agreement, Salesperson will not do either of the following: (1) call on, solicit, or take away any of Brokerage's customers or potential customers Salesperson became aware of as a result of performing services under this agreement; or (2) solicit or hire away any of Brokerage's employees or salespersons Salesperson became aware of as a result of performing services under this agreement.
8. ~~In the event the Salesperson terminates this contract prior to one year from the date herein, the Salesperson will pay the Brokerage a penalty of two thousand dollars (\$2,000).~~

ARTICLE 8 – GENERAL PROVISIONS

1. Salesperson expressly represents and warrants that Salesperson has the authority and is free to enter into this agreement and that Salesperson is not or will be no virtue of entering into this agreement or otherwise, be in breach of any other agreement with any other real estate company, agency, association, firm, person, or corporation.
2. The failure or delay by any party hereto to insist upon strict performance of the terms and conditions of this agreement shall not be deemed a waiver of any of the rights or remedies that such party may have and shall not be deemed a waiver of any subsequent breach of default in the terms hereof. To be effective, any waiver must be in writing and signed by the party granting the waiver and any such waiver shall apply only to the matter or instance so specifically waived.
3. In the event this agreement conflicts with any federal or provincial laws such provisions that are enforceable shall not void the remaining portions that do not conflict with any federal or provincial laws.
4. Each party to this agreement agrees, at the request of the other party, to do, execute and give such further and other acts, documents, and assurances as may be reasonably requested in order to give full effect to this agreement and to the transactions contemplated herein.
5. Titles and headings of this agreement are for convenience only and are not intended to reflect or restrict, or to encompass all other provisions therein or interpret or govern such provisions. The provisions themselves shall not control. For all purposes, the agreement shall be interpreted as a whole and the headings are not intended to limit any interpretations.
6. If any provision of this agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.
7. This agreement and the rights of the parties there under shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives and successors.
8. Any controversy between the parties to this agreement involving the construction or application of any of the terms, covenants, or conditions of this agreement will, on the written request of one party served on the other, be submitted to mediation and/or arbitration. The parties will each appoint one person to hear and determine the dispute. If those two persons are unable to agree, then they will select a third impartial arbitrator whose decision will be final and conclusive on both parties. The costs of arbitration shall be borne in a proportion the arbitrators determine. Judgment on the award rendered by the arbitrators may be entered in any court having jurisdiction over the award.
9. The parties hereby waive to the fullest extent permitted by law any right to claim any punitive or exemplary damages against each other and agree that in the event of a dispute between them each will be limited to recovery of any actual damages sustained by it.
10. If any legal action, including an action for declaratory relief, is brought to enforce or interpret the provisions of this agreement, the prevailing party will be entitled to reasonable lawyers' fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.

11. This agreement, including any policies or guidelines issued by Brokerage under this agreement, constitutes the entire agreement and supersedes any and all agreements, either oral or written, between the parties with respect to the rendering of services by Salesperson for Brokerage and contains all of the representations, covenants, and agreements between the parties with respect to the rendering of those services. Each party to this agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which is not contained in this agreement. No agreement, statement, or promise not contained in this agreement will be valid or binding. Any modification of this agreement will be effective only if it is in writing signed by the party to be charged.
12. Except as expressly authorized herein, no amendment or modification of this agreement shall be binding unless executed in writing. However, any modification of this agreement shall be expressed in Schedule "C" and other schedules as Brokerage and Salesperson may so desire and annex to this agreement.
13. This agreement will be governed by and construed in accordance with the laws of the Province of Ontario.
14. Each party hereto represents and acknowledges:
 - (a) That it has received advice from its own, independent legal counsel prior to its execution of this Agreement or has been given the opportunity to meet and confer with its own, independent legal counsel prior to its execution of this Agreement;
 - (b) That the legal nature and effect of this Agreement has been explained to it by its legal counsel or the party has voluntarily decided not to consult with its own independent legal counsel;
 - (c) That it fully understands the terms and provisions of this Agreement and the nature and effect thereof;
 - (d) That it has not relied and is not relying upon any representation or statement of any person not contained in this Agreement or on the advice of any legal counsel other than its own counsel, if any; and
 - (e) That it has carefully read this Agreement, knows the contents hereof, and is executing the same freely and voluntarily.

[Signatures to follow]

IN WITNESS WHEREOF, the parties have executed this agreement as set forth on the day by their respective signatures written below.

BAY STREET GROUP INC.

Per:

Name: Vicky Huang

I have authority to bind the Corporation

SALESPERSON:

Name:

Address:

Telephone:

SCHEDULE "A"

FEEs PAYABLE TO BROKERAGE FOR BROKERAGE SERVICES

Brokerage agrees to provide to Salesperson during the term of this agreement work space or other administrative services to permit Salesperson to conduct an independent real estate agency business. Salesperson agrees to compensate Brokerage in the amounts, and in the manner set forth herein for providing such work space and administrative services.

The commission to be paid in respect of any transaction referred to in this agreement shall be determined solely by Salesperson and all of that commission shall belong to the Salesperson. The parties acknowledge that the law requires that commissions be collected only by Brokerage. Brokerage agrees to use all reasonable efforts to collect such commissions, including commissions in dispute, in a timely manner, and Salesperson shall fully cooperate with, and assist Brokerage, at Salesperson's expense, as may be required, in that regard. Brokerage shall pay over to the Salesperson according to Brokerage's policies all amounts received by Brokerage in respect of such commissions, less:

- (a) any amount of such commission which is payable to third parties as a result of a division of the commission between listing and selling portion or otherwise in accordance with the custom of the trade at the time;
- (b) any fees payable to Brokerage, as provided for in this agreement;
- (c) the amount of any sales tax payable by Salesperson in respect of the amounts paid by Salesperson pursuant to this agreement in compensation for the work space, items, services and allowances provided by Brokerage;
- (d) any amounts subject to garnishment, judgment, levy, court order or any written assignment of a commission to a third party;
- (e) any other amount then owing by Salesperson to Brokerage.

If any commission or a portion thereof is disputed in any transaction and such commission is in the possession of Brokerage, Salesperson agrees and consents to Brokerage maintaining the commission funds in trust pending the resolution of the dispute.

If only a part of any commission is received by Brokerage, Brokerage may still retain or disburse all of the amounts referred to above. All monies, cheques and other instruments received by the Brokerage on account of commissions belonging to Salesperson, less any portion thereof which Brokerage is entitled to retain or disburse according to this agreement, shall be received by the Brokerage in trust for Salesperson.

As compensation to Brokerage for providing the work space and other administrative services set forth in this agreement, Salesperson agrees to the following commission plan for all transactions made for the calendar year.

The Salesperson agrees to the following commission plan for all Transactions made for each of the contract year. The Salesperson agrees that the following commission plan shall take effect as of the Salesperson's RECO registration date or the RECO transferring date.

Plan A:

The Salesperson shall pay to the Brokerage:

The Salesperson will be charged 99 CAD per month as the desk fee. In total ,1188 CAD/year.

Plus

- (a) For the RESALE LISTING TRANSACTION/ RESALE PURCHASING TRANSACTION/PRE-CONSTRUCTION PURCHASING TRANSACTION with a purchase price less than \$400,000, the amount of \$600;
- (b) For the RESALE LISTING TRANSACTION/ RESALE PURCHASING TRANSACTION /PRE-CONSTRUCTION PURCHASING TRANSACTION with a purchase price between \$400,001 and \$1,000,000, the amount of \$700;
- (c) For the RESALE LISTING TRANSACTION/ RESALE PURCHASING TRANSACTION /PRE-CONSTRUCTION PURCHASING TRANSACTION with a purchase price between \$1,000,001 and \$1,500,000, the amount of \$800;
- (d) For the RESALE LISTING TRANSACTION/ RESALE PURCHASING TRANSACTION /PRE-CONSTRUCTION PURCHASING TRANSACTION with a purchase price between \$1,500,001 and \$2,000,000, the amount of \$900;
- (e) For the RESALE LISTING TRANSACTION/ RESALE PURCHASING TRANSACTION/PRE-CONSTRUCTION PURCHASING TRANSACTION with a purchase price more than \$2,000,001, the amount of \$1000;
- (f) For the LEASE TRANSACTION /RENTAL TRANSACTION /REFERRAL TRANSACTION, 15% of the commission before any client rebates, taxes or other deductions or a minimum of \$100 per transaction will be paid to the Brokerage. If referral exceed \$3000(>3000), will be proceeded as a regular sale's charge (based on the sale price).
- (g) Double-ended transaction should be treated as two transactions.
- (h) In the event that two (2) or more Salespersons are involved in one (1) transaction and splitting commission, the Brokerage will charge additional \$100 per additional Salesperson.
- (i) Salesperson further agrees to pay Brokerage any applicable taxes in addition to the above sums of compensation to Brokerage.
- (j) The above monthly desk fee is due and payable semi-annually in January and July (billing forward). An adjustment of desk fee will be applied as a credit if there is an over-charge when the salesperson is still registered with BSG or a refund when the salesperson leaving the brokerage. (Desk fee is calculated monthly **ONLY**.)

Plan B:

No monthly desk fee, the commission split plan for each contract year will be:

- (a) For the RESALE LISTING TRANSACTION/ RESALE PURCHASING TRANSACTION/PRE-CONSTRUCTION PURCHASING TRANSACTION, year to date commission between \$0 to \$40,000.00, the split plan shall be that the Brokerage shall receive 10% of the commission before any client rebates, taxes or other deductions and the Salesperson shall receive the remainder (90% or less based on taxes, rebates and other deductions). A minimum of \$600 per transaction will be paid to the Brokerage.
- (b) For the RESALE LISTING TRANSACTION/ RESALE PURCHASING TRANSACTION /PRE-CONSTRUCTION PURCHASING TRANSACTION, year to date commission above \$40,001.00, the split plan shall be that the Brokerage shall receive 5% of the commission before any client rebates, taxes or other deductions and the Salesperson shall receive the remainder (95% or less based on taxes, rebates and other deductions). A minimum of \$600 per transaction will be paid to the Brokerage.
- (c) For the LEASE TRANSACTION /RENTAL TRANSACTION/ REFERRAL TRANSACTION, 15% of the commission before any client rebates, taxes or other deductions or a minimum of \$100 per transaction will be paid to the Brokerage. If referral exceed \$3000(>3000), will be proceeded as a regular sale's charge (based on the sale price).
- (d) Double-end transactions should be treated as two transactions.
- (e) In the event that two (2) or more Salespersons are involved in one (1) transaction and splitting commission, the Brokerage will charge additional \$100 per additional Salesperson.
- (f) Salesperson further agrees to pay Brokerage any applicable taxes in addition to the above sums of compensation to Brokerage.

Additional Conditions:

- a) In the event the Salesperson acts unprofessionally, breaching any acts, code of ethics, or regulations whatsoever of the Real Estate Council of Ontario and/or the Toronto Real Estate Board, causing fines payable as a result of a conviction for the offence, the Salesperson covenants to accept full responsibility and settle all fines to both the Salesperson and the Brokerage.
- b) Salesperson is entitled to two special transactions per calendar year with a minimum of \$600 fee paid to the Brokerage despite of the purchase price when the ownership of the property is the Salesperson or the spouse ONLY.
- c) The Salesperson, when leaving the Brokerage, covenants not to bring, induce or persuade any salesperson (s)/Brokerage (s) in the Brokerage to his/her new Brokerage within one (1) year from the date of termination with the Brokerage. In the event such happens, the Salesperson will be charged \$2,000 per person transferred from the Salesperson's unpaid commission with the Brokerage.

Bay Street Group Inc.
Authorized Signatory

Contractor
Print Name: **Jiannan Zhao**

(Revised Nov, 2021)