Scotiabank®

To: Youlia Kolesnikova — **C/O:** Ylya Poltorac, Silver Line Mortgage Group

Property Address: 3525 Kariya Dr, Unit 707, Mississauga, ON, L5B 3J2

New Construction - Completion
We will make an advance only when construction is substantially (i.e. 97%) complete. Unless you advise us not to, we will release 100% of the mortgage funds you have been approved for if the property is substantially (i.e. 97%) complete, but not 100% complete in all respects at the time of closing. You are responsible for completing the remaining work in a good and workmanlike manner at an early date. A holdback of a percentage of the value of the materials and services supplied as provided for by the applicable provincial legislation relating to construction liens (or in Quebec to a legal hypothec), will be retained by your solicitor/notary until the building or improvement has been completed or the applicable lien or legal hypothec period has expired. Your solicitor/notary can provide you with the applicable amount of the holdback.

Downpayment - Gift Letter
You are to provide us with verification of downpayment, satisfactory to us, in the amount of $54,580.00 by way of a signed gift letter from an immediate family member. The gift letter must include the name, address, phone number and relationship of the donor.

Income - Letter AND Paystub/Notification of Pay Deposit <Borrower 1>
For Youlia Kolesnikova, you are to provide verification of employment and/or eligible income, satisfactory to us, for at least $52,000.00. Verification is to be provided by way of a signed letter on Outlook Eyewear Canada's letterhead, and a recent paystub, both of which cannot be dated earlier than 30 days before the application date.
** Please provide verification of pay deposits to bank account via 2 months bank statements.

Property - Taxes
You are responsible to pay any municipal and other property taxes directly to the Municipality when they become due. Each year, we may ask for proof of payment. If you do not comply with our request, we may verify directly with the municipality that you have paid your taxes in full and may require you to pay any of our costs or expenses, such as the charge the municipality levies for providing this service.

LAWYER CONDITIONS

Title Insurance Requirement
Your solicitor will be instructed to obtain a lender's Title Insurance policy from a title insurance provider satisfactory to us in the following situations:
a) Purchase transactions where title is being acquired through a private sale without involvement of a real estate agency or from a financial institution's power of sale or foreclosure.
b) All transactions where the mortgage amount exceeds $1,500,000.
c) All refinance transactions where the title search reveals that the title was transferred within the previous 90 days.
All costs incurred are your responsibility.