

The Bank of Nova Scotia
National Mortgage Sales
79 Wellington St. W.
Suite 3400, TD Centre
Toronto, ON
M5K 1K7



Jun 3, 2020

Bao Thuan Tran
1006-3077 Weston Rd
North York, ON
M9M 3A1

Dear Bao Thuan Tran,

We are pleased to advise that based on the information you provided, you are pre-approved for a residential first mortgage as follows:

Property Address:	Suite 519 Tower Avia 2 (Unit 19 Level 5)
Purchase Price:	\$742,900
Mortgage Amount:	\$594,320
Interest Rate:	4.39% 3 years fixed calculated semi-annually not in advance.
Anticipating Closing Date:	Oct 3, 2023

This mortgage interest rate shown above is valid until Nov 3, 2021. If interest rate increases during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for mortgage with Scotiabank. Please contact us if you have any questions on this or any other financial matter.

Your truly,

A handwritten signature in blue ink, appearing to read "Nick Zhang".

Nick Zhang
Home Financing Advisor
(647) 881-2600

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1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
 2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. Canada Mortgage & Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
 3. If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual interest rate chosen.
 4. Amount stated above includes CMHC premium of 3.40%