



8 December 2020

Champa Shyam Lala and Shyam Gulab Lala
3 Berberis Cres.,
Brampton, ON, L7A0V3

Re: Mortgage Approval

Unit Number	:	1004
Address	:	4130 Parkside Village Dr, Mississauga, ON
Project	:	Avia 2
MODEL TYPE	:	Climb (BF)
VENDOR	:	Amacon Development (city Centre) Corp.
PURCHASE PRICE	:	\$791,900.00

Dear Champa and Shyam,

This is to certify that you have been qualified for the mortgage for the below mentioned property with **TD Canada Trust** through our broker channel, on the following terms and conditions.

Purchase price/ Property value of	:	\$791,900.00
With a down payment of	:	\$158,380.00
Deposit	:	\$79,190.00 (to Builder)
Balance Of Down Payment	:	\$79,190.00 (from sale of current Home)
Mortgage Amount	:	\$633,520.00
Estimated annual property taxes of	:	\$8,050.00
Amortization	:	30 Years
Term	:	5 Years
Interest Rate	:	4.19 % per year- calculated semi-annually
Type	:	Fixed Closed
Principal and Interest Payment	:	\$3080.99 Monthly
Expiry of Approval	:	October 3, 2023
Closing Date	:	October 3, 2023



The approval is based on the current job status and the latest credit information. I don't see any problems if these two things remain within guidelines of the lenders at the time of closing. The fixed interest will be adjusted based on published rate for the Fixed Rate Loan Terms at the time of final closing. Final approval is subject to following conditions :

1. Required income confirmation in the amount of \$159,000.00 per annum
2. Satisfactory credit score, as per TD Canada Trust Guidelines with minimum 2 active trade lines.
3. No change in the accuracy of the information provided at the time of application.
4. Property must meet TD Canada Trust's lending guidelines.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Ramanpreet Khanna', is written over a horizontal line.

Ramanpreet Khanna
Mortgage Agent (M12000154)
Centum Smart Mortgages
416-617-4138