

August 6, 2021

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



Hanying Li
77 Notthinghill Road Road
Thornhill Ontario, L3T 4Y3
Canada

✓ Dear Hanying Li,

Congratulations! You have been approved for a Scotia® Mortgage!

We are pleased to advise that based on the information you provided, you qualify¹ for a residential first mortgage on a principal residence as follows:

✓ **Purchase Amount:** \$ 832,750.00

✓ **Mortgage Loan Amount²:** \$ 666,200.00

Interest Rate: 2.04% calculated semi- annually not in advance

Mortgage Term: 5 year fixed

✓ **Property Address:** Suite 1602, Unit 2, Level 16, VOYA Condominiums
4116 Parkside Village Dr., Ontario

Closing Date: February 2, 2026

This mortgage approval and the interest rate shown above are valid until February 2, 2026. If interest rates increase 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 an approved mortgage with Scotiabank. Please contact us if you have any questions on this or any other financial matter.

Yours truly,


Jay Liu
Home Financing Advisor
289-278-4179

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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 5 years or any variable mortgage, you must qualify at the greater of the Bank of Canada benchmark rate or the actual interest rate chosen.