July 20, 2021

Mortgage Alliance (License # 10530)
WeDo Mortgage
203-70 East Beaver Creek Road,
Richmond Hill, ON L4B 3B2

To Whom it May Concern:

RE: Mortgage Pre-Approval for Yi Fu Li & Ming Huo

Based on the information provided, we have pre-approved the above-mentioned customer a mortgage loan that currently conforms to our underwriting guidelines as stated below:

Purchase Price:	$617,900.00
Pre-Approval Amount:	$494,320.00
Project Reference:	The Voya Condos (Suite 2006 Level 20 Unit 6), 4116 Parkside Village Drive, Mississauga
Mortgage Term and Rate:	5 years Fixed at 3.49%, 25 years amortization
Valid Until	Feb 27, 2026
Tier One Bank Submission:	TD Bank

The loan approval is contingent upon preliminary title report and satisfactory property appraisal.

Thank you for applying this subject application with Mortgage Alliance. Please contact us if you have any questions on this matter or any other financial matter.

Yours truly,

Yong Yu
Mortgage Alliance
yong@wedo.mortgage
647-391-2188

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. Must maintain a credit score at least 660. Taxes, heating cost, and condo fees must be able to fit into GDS and TDS ratios. If mortgage requirements are not met or information provided has changed, Mortgage Alliance can send mortgage to alternative lending on or before closing.
2. The mortgage loan amount stated includes any Mortgage Insurance Premiums that may be required from Canada Mortgage and Housing Corporation (CMHC), Genworth Canada, or Canada Guaranty.