

MORTGAGE PRE- APPROVAL
June 28, 2021



BORROWER Details: YUE YUAN

514-135 JAMES ST S, HAMILTON ON L8P 2Z6

We are pleased to advise you that you have been **pre-approved** for a mortgage subject to the terms and conditions as outlined below:

- ✓ Purchase Price: **\$914,750.00**
- ✓ Subject property address: **VOYA - Building A, Suite 2507, Level 25, Unit 7, 4116 Parkside Village Dr, Mississauga, ON L5B 3M8**
- ✓ Lender: **TD**
Expiry Date: **Dec 31, 2023**
- ✓ Mortgage Amount: **\$731,800.00** (this does not include any accommodation for mortgage insurers such as CMHC/GENWORTH/CGI premium where applicable).

Based upon information received at time of application qualifies for a 5 year term at 2.45%, based on a 25 years' amortization schedule (Rate valid for 30 days and are subject to change without notice)

Conditions:

- *The subject property must meet all residential mortgage lending standards and guidelines and receive a satisfactory appraisal as deemed necessary by the lender or insurer (CMHC/ GENWORTH/CGI where applicable).*
- *Satisfactory review of the Borrowers mortgage application, credit bureaus review at the time of final mortgage approval and income confirmation.*
- *Satisfactory review of the Agreements of Purchase and Sale with all attached schedules and confirmation of down payment funds, plus closing cost. For new construction the P&S Agreement must also include Tarion Home Warranty.*

This mortgage contains pre-payments privileges that you can take advantage of without additional penalties. Please call or email me if you have questions regarding this pre-approval or require my support with other financial needs.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Jessica Zhang'.

Jessica Zhang (Lic#M17001401)
Mortgage Agent, the Mortgage Alliance of Canada (Lic#10530)
Direct: 647-466-3958
Fax: 647-351-3066

***All conditions MUST be met before the set closing date.**

****The borrower is responsible for all applicable fees and taxes.**