



**Elite Choice
Mortgage Architects**
Lic #12540

Elite Choice Mortgage Architects

203-7050 Woodbine Ave, Markham ON, L3R 4G8

APPROVAL LETTER

September 14, 2021

✓ SHI SUN
1 APPELBY DR
ST CATHARINES ON
L2M 3E5

Dear Shi Sun,

I am pleased to advise you that the following loan, to be secured by a FIRST mortgage on the property noted below, has been approved by TD Canada Trust: ✓

✓ APPLICANT: Shi Sun
✓ PROPERTY: Suite 2106 Unit 6 Level 21 Voya Condos, 4116 Parkside Village Dr, Mississauga
✓ PURCHASE PRICE: \$618,900.00
✓ LOAN AMOUNT: \$495,120.00 (80.00%)
INTEREST RATE: 5 years posted rate (currently at 5.25%)
AMORTIZATION: 25 years
PAYMENT: \$2,950.51/Monthly
TERM: 5 years 0 months
EXPIRY DATE: On or about February 2, 2026
OCCUPANCY DATE: On or about February 2, 2026

This approval is subject to the conditions outlined below:

1. Verification of the information contained in your application.
2. A satisfactory credit bureau.
3. A satisfactory appraisal of the property (An appraisal would have been completed prior the final completion date and the appraisal fee would be payable by you, even in the event where we do not make the loan)

*This approval is not transferable, and the benefit may not be assigned. All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, the lender will issue you a Mortgage Commitment and Disclosure Statement specifying the terms of your mortgage and closing conditions. Interest rate to be set 90 days prior to the unit transfer date.

Should you have any questions regarding this approval, please contact me at frankwang.mortgage@gmail.com or 905-470-7337 ext 209.


Frank Wang
Mortgage Agent
M15000620

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