



## Mortgage Approval

September 11, 2021

Mr. Ameer, ALI  
71 Kentland St, Markham ON, L6E 0L2

Dear Sir/Madam,

We are pleased to advise you that the following loan, to be secured by 1st mortgage on the property noted below, has been approved providing that all the information supplied is correct and subject to the conditions outlined. This approval is not transferable, and the benefit may not be assigned.

✓ Mortgagor(s): Ameer, ALI  
Guarantor(s): No Guarantor  
Property: VOYA Condominium - Building "A" (Suite 2211, Unit 11, Level 22)  
✓ Purchase Price: \$639,900.00

### Approval Details:

VENDOR: Amacon Development (City Centre) Corp.  
✓ Approved Mortgage Amount: \$511,920.00  
Actual Mortgage Rate: 1.55%  
Term: 5 Year Closed Variable  
Amortization: 25 Years  
Monthly Payment: \$2,058.20  
✓ Lending Institution: TD Bank  
Tentative Occupancy Date: February 02, 2026  
Expiry Date: January 9, 2022

Approval Date: September 11, 2021

### Approval Conditions & Terms:

- All fee and legal fee will be deducted from the mortgage advance
- Subject to satisfactory full appraisal value not less than Purchase or appraisal value stated above (by lender's appraiser)
- Appraisal Report must be addressed to lender and be stated purpose for 1st mortgage financing.
- Fulfill conditions stated in CMHC or Genworth insurance program
- Recent personal NOA to confirm no tax owing and property tax bill are paid up to date
- Fulfill conditions stated in Mortgage Approval
- Require spousal consent if necessary
- LTV must not exceed 80%

Note: Actual mortgage amount, fee and rate are subject to change and may vary three months before closing date stated in mortgage approval.  
\* Note: Non-refundable application fee will be part of the lender fee at the time of closing if any.

Should you have any questions, please email to Eddie Leung at [eddieleung@kinglendingcapital.com](mailto:eddieleung@kinglendingcapital.com) directly.

Yours truly,

Eddie Leung  
Underwriting Manager  
Mortgage Broker (Lic. M16000576)

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Applicant's Initials \_\_\_\_\_

Co-applicant's Initials \_\_\_\_\_