



**Elite Choice  
Mortgage Architects**  
Lic #12540

**Elite Choice Mortgage Architects**

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

**APPROVAL LETTER**

October 6, 2021

FUBIN LI  
2-978 UNIVERSITY AVE W  
WINDSOR ON  
N9A 5S2

Dear Fubin Li,

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:	Fubin Li
✓ PROPERTY:	Suite 620 Unit 20 Level 6 Voya Condos
PROJECT ADDRESS:	4116 Parkside Village Dr, Mississauga ON
✓ PURCHASE PRICE:	\$613,900.00
✓ LOAN AMOUNT:	\$491,120.00 (80.00%)
INTEREST RATE:	5 years posted rate (currently at 5.25%)
AMORTIZATION:	25 years
PAYMENT:	\$2,926.67/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](mailto:frankwang.mortgage@gmail.com) or 905-470-7337 ext 209.

  
Frank Wang  
Mortgage Agent  
M15000620

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