



TD Canada Trust
EASTERN MO MMS (MKM)
3500 STEELES AVE E 4TH FLR TWR 3
MARKHAM, ON L3R0X1
www.tdcanadatrust.com

TIM M TOPHAM
303 HINTON TERR
MILTON, ON L9E 1C8

May 7, 2019

Dear TIM M TOPHAM:

Re: Confirmation of mortgage loan approval

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD"), secured by the property identified below, with the following terms, and on the following conditions, including the Standard conditions at the bottom of this confirmation:

Applicants:

TIM M TOPHAM

Property address:

430 SQUARE ONE DRIVE
APARTMENT 1104
MISSISSAUGA, ON

Principal amount:

\$374,720.00

Annual interest rate:

4.29000% per year.

This rate is fixed and will not change during the term of your mortgage loan. This rate is expressed as if calculated semi-annually not in advance. Interest on the outstanding principal and accrued interest amounts is calculated and charged daily.

Interest rate expiry date:

We will hold this interest rate for you until April 30, 2021.

Prepayment option:

Closed – prepayments may be subject to charges as set out in your mortgage loan agreement.

Term:

5 years

Amortization period:

25 years

Anticipated closing date:

April 30, 2021

Other charges may be payable to TD on closing.

This approval confirmation is valid until April 30, 2021. Please note the following requirements must still be met:

Conditions

- SATISFACTORY CONFIRMATION OF DOWN PAYMENT IS REQUIRED
- COPY FIRM PURCHASE & SALE AGREEMENT. IF MLS, LISTING WITH PHOTO REQUIRED
- SATISFACTORY CONFIRMATION OF ANNUAL INCOME TO BE CONFIRMED FOR BORROWER(S)
- Title to be taken in applicant's name only.
- INCOME CONFIRMATION SATISFIED BY UNDERWRITER
- Retain - condensed TIGs 2016 and 2017 + NOAs - no taxes owing.
- Obtain - Amendment to purchase and sale agmt to be in applicants name only.
- Tab 1 RWS - max shortfall \$1253 + valid lease and 1st and last mth rent chq

- Obtain tax bill on 303 HINTON TERR MILTON, ON confirming max taxes \$4380/yr
- Appraiser to confirm market rents \$2000/mth on subject property.
- FULL APPRAISAL REQUIRED

Any confirmation of mortgage loan approval previously issued for this property is no longer valid.
Additional terms and conditions will be set out in the mortgage loan agreement.

Standard conditions

- confirmation of credit application details
- no change in, and the accuracy of, the information and the application details provided
- execution of TD documentation
- the property meeting TD's normal lending requirements
- the property value to be confirmed prior to final approval
- the property meeting the mortgage default insurer's requirements, if applicable
- valid first collateral charge to be provided on the property.

The Toronto-Dominion Bank