

Sept 19, 2019

Dear Abeer Mohamed A Hegazi and Yahia Zakaria A Mohammad

Pre-approval regarding Subject Property – Avia, 430 Square One Drive unit 1105

We are pleased to advise that you have been pre-qualified for a residential first mortgage loan of **\$380,000** regarding **TBD** as follows:

Estimated Value .....	<b>\$475,400</b>
Mortgage amount.....	<b>\$380,000</b>
Down Payment (20% down).....	<b>\$95,080</b>
Max Property Tax.....	<b>\$4,000</b>
Amortization .....	TBD at time of possession
Term .....	TBD at time of possession
Interest Rate .....	TBD at time of possession
Type.....	TBD at time of possession
Payments .....	TBD at time of possession

This interim mortgage offer is conditional upon our receipt of the following:

- Satisfactory credit report
- Verification of income and employment
- Satisfactory evidence of equity/sale (if applicable)
- Verification of funds for down payment and closing costs
- Accepted purchase agreement
- Insurers approval (CMHC, Genworth, Canada Guaranty if applicable)
- Property appraisal confirming value and property is 100% complete
- Signed application/waiver of insurance

This pre-approval is valid for 120 days as of **Set 19th**, 2019.

Upon acceptance of your offer to purchase, we will customize your mortgage with the most competitive product available to align with your closing date.

Please feel free to contact me directly, should you have any questions. I'll be happy to help.

Sincerely,

Richard Tartaglia, Mortgage Agent  
416-629-8896  
richard@vinegroup.ca