



ASIF AYUB
33 MOUNT PLEASANT AVE
WHITBY ON L1N 0C9

July 11, 2019

Other Borrowers/Guarantors:

SAIRA ASIF

Thank you for choosing CIBC for your borrowing needs. Our goal is to help you achieve what matters to you financially, and we appreciate the opportunity to meet your needs.

Based on the information you provided in your recent application, we are pleased to have conditionally approved you for a CIBC Mortgage secured by:

REAL ESTATE:
1108-430 SQUARE ONE DRIVE MISSISSAUGA, ON L5B0G6

The key terms and conditions of the approval are outlined below. Other important terms and conditions applicable to your Mortgage are found in the Mortgage Approval and Disclosure Statement. This will be provided to you for signature prior to the release of funds.

This approval is conditional upon us receiving and/or verifying the following to be satisfactory:

- Down payment documents as per policies and guidelines confirming the down payment amount set out in your application.
- Full written appraisal (by a CIBC approved appraiser) on the subject property which meets CIBC lending requirements and confirms estimated rental income.
- Verification that you have an amount equal to 1.5% of the purchase price for closing costs on the subject property.
- Copy of the signed Borrower Acknowledgement form signed by all applicants.
- Copy of the Customer Consent form signed by all applicants.
- Copy of a completed and signed pre-authorized cheque form with a blank cheque marked VOID
- The name, firm name, complete address, telephone number and fax number of the solicitor handling this transaction.
- Copy of the Credit Bureau for ASIF, SAIRA (to be provided by your Mortgage Advisor).
- Please provide a copy of builder/solicitor statement of adjustments confirming all deposits received and applied towards purchase price.
- Require complete copy of the accepted offer to purchase with all amendments and schedules. (pages cut off at the bottom)

If you do not meet the condition(s) stated above at least 10 business days prior to the release of funds, we may cancel this conditional approval without notice to you.

Application Number:	9479345667
Product Name:	Lower Fixed Rate, Closed
Total Mortgage Loan Amount:	\$539,920.00 ¹
Interest Rate:	3.490%* per year
Principal and Interest Payment:	\$2,413.91 Monthly
Term:	60 months
Amortization:	360 months
Closing Date:	September 5, 2023
Offer Expiry Date:	September 5, 2023

**Note: The interest rate(s) quoted on this letter includes any adjustments and full details will be provided in your Disclosure Statement and Mortgage Approval documents.*

¹ Includes mortgage default insurance premium and taxes, if applicable.

For fixed rate mortgage loans the interest rate quoted on this letter is guaranteed not to increase provided the mortgage loan amount is fully advanced within 120 days of the date of your application.

Before funds are advanced, the following conditions must be met:

- The survey and title to the property must be satisfactory to us and our solicitor.
- The sale must close in accordance with the terms set out in your purchase and sale agreement.
- The information provided in support of your application must be accurate, and there must be no change to the information or to your financial situation since the application was submitted.
- All documents we require must be completed to our satisfaction.

This letter replaces all previous versions.

We appreciate your business and look forward to continuing to meet your financial needs. This application represents one component of your overall financial plan, and we would be pleased to help you achieve your broader financial goals by working with you to build your savings, plan for the future, and get more out of your everyday banking.

Please contact your advisor if you require any additional information about this application or your broader financial needs.

Sincerely,



CIBC Representative