

PRELIMINARY MORTGAGE APPROVAL NOTICE



BMO BANK OF MONTREAL
250 YONGE STREET 9TH FLOOR
TORONTO
ONTARIO M5B 2M8

Date 08/09/2021

NELIO FREITAS
ANGELA FREITAS

8 LADY BANK RD.
ETOBICOKE, ONTARIO
M8Z 4J5

Mortgage Loan No.: 3553

Application No.: 98212150956250

We are pleased to advise approval¹ of your request for a mortgage on the following property:

880 THE QUEENSWAY TORONTO ON M8Z 1P2

Loan details are as follows:

| | | |
|--|------------------|-----------------------------------|
| Total Loan Amount: | \$ 500,199.00 | Term of the Loan: 5 years |
| Default Insurance Premium: | \$ 0.00 | Amortization period: 25 years |
| Instalment (principal and interest): | \$ 2,275.75 | Kind of Term: ⁵ Closed |
| Posted Fixed Interest Rate: ² | 4.790 % per year | Payment Frequency: every month |
| Your Discount: ³ | 2.150 % | |

Your Fixed Interest Rate: ⁴ 2.640 % per year

Rate Guarantee Start Date: 08/05/2021

Rate Guarantee Expiry Date: 08/05/2024

Date funds are to be advanced: 08/05/2024

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is _____%.

The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:

(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

This preliminary approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.
- Proof of property insurance by way of copy of the policy or certificate of insurance;
- Approval based on Purchase price \$625,429.50
- Confirmation of down payment
- _____
- _____
- _____

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, we will issue you "Our Commitment to Lend and Disclosure Statement" specifying the terms of your mortgage and all closing conditions.⁶

Thank you for your mortgage business.

Signature

Relationship Manager/Financial Services Manager

(647) 400 0802

Telephone No.

¹ This replaces any Preliminary Mortgage Approval Notices previously provided to you.

² This is the Bank's posted interest rate for the type of mortgage product you have selected, effective on the date of your interest rate guarantee. The interest rate is calculated half-yearly, not in advance.

³ This is the discount applied to the Bank's posted interest rate at the time of your new mortgage request, for the type of mortgage product you have selected. The interest rate guarantee may reduce the amount of the discount because the discount is calculated based on the posted rate shown above.

⁴ Your interest rate is calculated half-yearly not in advance. Your fixed interest rate is guaranteed from the Rate Guarantee Start Date to the Rate Guarantee Expiry Date (the "rate guarantee period"), if we make the loan within the rate guarantee period. However, we will set a new rate guarantee period if (a) you and we agree to a different type of mortgage product, or (b) your rate guarantee period is longer than 130 days and you change the date funds are to be advanced to a new date that is more than 130 days after the Interest Rate Guarantee Start Date.

⁵ An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at www.bmo.com to learn more about prepaying your mortgage.

⁶ By this time, an appraisal would have been completed and the applicable fee would be payable by you, even in the event where we do not make the loan.