



FROM: Peter Weil
Mortgage Agent
Capital Lending Centre
Tel: 4164185639
Email: Peterweil@capitallend.ca

TO: Fernando Ortiz-Salgado
Date: June 21st, 2021

Dear Fernando,

RE: Purchase of Suite 312 Unit 12 Level 3 - Kazmir Condos

Congratulations on your new purchase and thank you for choosing Capital Lending Centre as your mortgage provider. I am very pleased to confirm your pre-approval of mortgage financing in the amount of \$569,592.00.

Our figures are based on a purchase price of \$711,990.00 with a 20% down payment \$142,398.00. If you choose to increase your down payment between now and the closing date, you can do so without penalty or fee.

TD Canada Trust has guaranteed the 5-year term as of the occupancy date January 31, 2025 (tentative date). At the current interest rate of 2.44% (Actual Interest rate T.B.D on closing), your Monthly regular payments of \$2229.22 including principal & interest until February 6, 2030. Your payment amount is based on a 25-year amortization period, which is the life of the mortgage. This pre-approval will expire June 21st, 2024, which is 36 months from today's date.

Prior to the funds for the mortgage being advanced, the following conditions must be satisfied:

1. Receipt of contract of purchase
2. Verification of income and employment at time of closing
3. Verification of down Payment
4. Satisfactory receipt of appraisal report confirming value of property (completed by an AACI appraiser)

Before the funds are advanced, the lawyer must examine title, review the survey, and report that everything is satisfactory. The sale must be closed in accordance with the terms set out in your purchase agreement.

If there is anything that you need assistance with, please feel free to get in touch with me. Once again thank you for providing me the opportunity of looking after your mortgage needs and I wish you the best of success.

Sincerely,

Peter Weil
Mortgage Agent
License #M20003756
Capital Lending Centre