

Tuesday July 6th, 2021

## Pre-Approval Certificate

### Client Score

### Prepared for

Sean J Persaud and Javier Anagnostopulos

### Prepared by

### Underwriting

Estimated Annual Taxes \$6,434.91

Available down-payment \$142,998

Interest Rate 1.60%(P-.85%)

Mortgage Term 5 Years

Amortization 25 years

Approved Mortgage Amount \$571,992

Based upon the information you have provided you have been pre-approved for the mortgage amount based on the interest quoted

**Maximum purchase price \$714,990.00**

Monthly Payment \$2,315

Tax Payment \$536.24

Total Payment \$2,851.24

Property Address: Kasmir Condos-181 Sterling Rd,  
Toronto, Ontario M6R2B2 Unit 10, Level 4, Suite 410

Estimated Condo Fees: .69 for 641 sq ft. \$442.29

## Subject to the following

Appraisal--TBD  
Property Inspection

Income -- **Accepted**  
Credit Check - **Accepted**

Agreement of purchase and sale - Accepted

Down-payment - **Accepted**

## Other conditions

Tentative occupancy date of January 03, 2025

This pre-approval expires in 120 days

Monty Sands, Mortgage Match Maker Inc. dba Mortgage Architects  
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