

June 24, 2021

Tony Sbrocchi
24 Woolgar Ave,
Toronto, On
M8Z-4Y6

Dear Mr. Tony Sbrocchi

MORTGAGE PRE APPROVAL APPLICATION

Thank you for choosing us for your mortgage needs. You have been pre approved for your mortgage needs based on the details provided and the conditions discussed.

Property: 880 The Queensway Unit 418 Kazmir Condos

Mortgage details:

Purchase Price: \$780,990.00

Mortgage amount: \$624,792.00
Amortization period: 30 Years
Interest rate: 3.39%

Term: 60 months
Type: 5 year fixed rate

Principal & Interest: \$ 2759.17
Property Taxes: \$ 328.01 (Estimate only)
HomeProtector® Premium²: \$ 0.00
Total Payment: \$ 3087.18

Payment frequency: Monthly
Interest adjustment date: January 3, 2025
First payment due date: February 3, 2025
Rate commitment expiry date: January 3, 2025

¹This interest rate will vary as our Prime Rate varies. Prime Rate means the annual rate of interest announced from time to time by Royal Bank of Canada as the rate then in effect for determining interest rates on Canadian dollar commercial loans in Canada. This rate may change at any time without notice.

Your mortgage approval is conditional on you (including guarantors and co-applicants if applicable) maintaining your credit status as at time of application. RBC Royal Bank reserves the right to decline your request for credit up to an including the closing date of your mortgage based on any changes in your (or co-applicants/guarantors if applicable) credit status, or financial circumstances.

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²HomeProtector insurance selection is subject to approval of your application by The Canada Life Assurance Company.

Your Interest rate is guaranteed until advance date or until the rate commitment expiry date.

Conditions

Please note that our approval of your mortgage is conditional upon us receiving the following items no later than 90 days prior to the funding/closing date. If these conditions are not met we will not be able to fund your mortgage.

- 1) Confirmation of taxes paid as per most recent years Notice of Assessment
- 2) N/A
- 3) N/A

This approval is subject to a property appraisal to ensure the property value is consistent with the purchase price. Please let us know which account you want us to debit for the property valuation cost. If we don't hear from you, we will debit your mortgage payment account.

I'm always available with advice or assistance on home financing products — anytime, anywhere. Please call me at 647-887-1322 with any questions. I'll be happy to help.

Congratulations again on your new home!

Sincerely,



Ashley Langford
Mobile Mortgage Specialist
Cell: 647-887-1322.
E-mail: Ashley.langford@rbc.com

Encl.

P. S. If you have any friends or relatives who are purchasing a home or renewing a mortgage, I'd be happy to help them any way I can.



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