

MORTGAGE APPROVAL REQUIREMENTS*

In order to complete this Agreement of Purchase and Sale (APS) all purchasers must provide a mortgage approval letter. If you are not taking advantage of our special **ROYAL BANK OF CANADA** program, then you will need to contact your own financial institution immediately.

To take advantage of the Royal Bank of Canada Rate Cap Offer, your Royal Bank of Canada lending officer must obtain confirmation of funds prior to issuing the commitment.

All mortgage approval letters must contain the following information:

- Letter Addresses** (ie. 1900403 Ontario Inc., in its capacity as General Partner of and on behalf of 5081 Hurontario Phase 1 Limited Partnership)
- Purchasers Name** (ie. John Smith, **PLEASE NOTE THE NAME ON THE AGREEMENT OF PURCHASE AND SALE MUST BE THE SAME ON THE MORTGAGE APPROVAL.**)
- Building/Address** (ie. **5105 Hurontario St, Mississauga, ON.**)
- Suite No.** (ie. Suite 102)
- Unit No.** (ie. Unit 2)
- Level No.** (ie. Level 2)
- Purchase Price** (ie. \$450,000) **Per first page of the APS**
- Mortgage Approval Amount** (ie \$360,000) **AT LEAST 80% OF THE PURCHASE PRICE. PLEASE NOTE, YOUR MORTGAGE APPROVAL AMOUNT AND YOUR DEPOSIT INCLUDING THE AMOUNT DUE ON OCCUPANCY MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT.**
- Interest Rate** **PLEASE NOTE THIS RATE MUST BE CAPPED UNTIL AT LEAST FEBRUARY 20, 2025**
- Term of Mortgage** (ie. 5 years)
- Contact name and number of mortgage representative**

IF YOU DO NOT REQUIRE A MORTGAGE

The Vendor requires a reference letter from your bank to include the following information:

1. The letter should be addressed to 1900403 Ontario Inc. in its capacity as General Partner of and on behalf of 5081 Hurontario Phase 1 Limited Partnership.
2. The subject property address and Purchase Price.
3. Your bank must indicate/demonstrate that you have the financial ability to cover the Purchase Price.
4. The number of years that you have been a client with your current financial institution.

ADDITIONAL INFORMATION

All of the information required for your mortgage approval can be found in your APS. Please take your APS along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements. If you or your financial institution has any questions please feel free to contact the Sales Office at (905) 502-0808.

*The Vendor reserves the right to change or supplement this information or requirement at any time. E. & O.E. 081020.

CANOPY TOWERS

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APPROVED LENDING INSTITUTIONS

1. TD Bank
2. RBC
3. Scotia Bank
4. CIBC
5. Bank of Montreal
6. HSBC
7. National Bank
8. Laurentian Bank
9. China Construction Bank Corp. Ltd.
10. Shinhan Bank
11. Credit Unions
12. MCAP
13. President's Choice Bank
14. Tangerine Bank
15. Desjardins
16. SBI Canada Bank