



## FINANCING APPROVAL GUIDELINES

Congratulations on the purchase of your new home at **The Highmark Condos!**  
As part of your Agreement of Purchase & Sale, each Purchaser must demonstrate they are approved for a Mortgage by the way of a Mortgage Commitment or Mortgage Approval.

**All Financing Approvals must contain the following information and must be from a Schedule I & II Bank or other developer-approved banking institutions:**

- |     |  |  |
|-----|--|--|
| 1.  | Project Name & Building Address  | The Highmark Condos: 1640 Kingston Road, Pickering, Ontario (Suite # _____, Level # ____, Unit # ____)   |
| 2.  | Suite #.   | (e.g. Suite 101A)  |
| 3.  | Unit #.  | (e.g. Unit 01)   |
| 4.  | Level #.   | (e.g. Level 1)   |
| 5.  | Purchaser(s) Name Including Corporations (if any)  | (e.g. John Smith)<br><b>Note: The name(s) on the Agreement of Purchase and Sale MUST be the same on the mortgage approval.</b>   |
| 6.  | Purchase Price   | (e.g. \$800,990)   |
| 7.  | Mortgage Approval Amount   | (Total Purchase Price less 15% down payment, e.g. \$680,842)<br><b>PLEASE ENSURE THE APPROVAL AMOUNT REFLECTS THE TOTAL PURCHASE PRICE MINUS THE TOTAL DEPOSITS. The approval MUST be for 85% of the Purchase Price. Refer to first page of APS or contact your sales representative for exact amount.</b> |
| 8.  | Interest Rate  | (e.g. 5.00%)   |
| 9.  | Expiry Date  | Minimum expiry date of 120 days from signing is required (e.g. November 1, 2023)   |
| 10. | Tentative Occupancy Date   | Tentative occupancy must be acknowledged on the mortgage pre-approval ( <b>December 1, 2026</b> )  |
| 11. | Term of Mortgage   | (e.g. 5 years)   |
| 12. | Amortization   | (e.g. 25 years)  |
| 13. | Contact name, phone number and signature of your mortgage representative, advisor, or portfolio manager. |  |

\*The Vendor reserves the right to change or supplement this information or requirements at any time E. & O. E. June. 2023

All letters must be on official letterheads.

If you are using the services of a mortgage broker, please have the letter clearly reference the lending institution (Schedule I & II Bank).

If you will not be providing a mortgage approval letter, the Vendor requires a letter from your financial institution indicating the details of the Purchase (Address & Purchase Price), the number of years that you have been a client and confirming that you have the financial ability to cover the Purchase Price.

**Please email the Mortgage Approval Letter / Mortgage Commitment Letter to the sales office at your earliest ability.**

**Sales Office: 633 Kingston Road, Pickering Ontario**  
Email: [admin@thehighmark.ca](mailto:admin@thehighmark.ca)

