



June 30, 2021

Name of Borrower: Roya Walia

Purchase Address: Voya/Amacon Development (City Center) Corp. Mississauga, Ontario

Suite: 0918/Unit: 18 /Level: 09/ Building: A

Dear Builder/Vendor

This is to confirm that the borrower Roya Walia is qualified for the mortgage financing on the purchase of the above property under the "A" Lending Program. Note that other costs may cause the disclosed lending rate to be greater than presented in this page. Assuming that there is no material change in real estate or mortgage market conditions, or in the borrower's credit or income situation, between now and the time of closing, financing is available as follows:

- Purchase Price: \$488,900.00/--Down Payment: \$97,780.00 (20%)
- Amortization : 25 years /--Insurance Premiums : Not applicable
- Loan Amount : \$391,120.00/--Interest Rate : 5.03% -Term: 5 Years Closed
- Application Ref No: CMBI-3583/--Lender: **TD Canada Trust**
- Closing Date: February 2, 2026

Financing is also subject to satisfactory review of the property. Please ensure that between deposits you have in trust and monies in the possession of the borrower(s), down payment and other closing costs are available at the time of closing. Please feel free to contact me direct at (647) 716-4935 or at paulzombre@gmail.com

Regards,

Paul Zombre

License: M11000397

CMB Canada Mortgage Brokers Inc.

A handwritten signature in black ink, appearing to read 'Paul Zombre', is written over a horizontal line.