

PRE-APPROVAL LETTER

July 9, 2021

To: Amacon Development (City Centre) Corp.

Re: Xuan Wang,

I am pleased to advise you that the following loan, to be secured by a FIRST mortgage on the property noted below, has been approved by Scotia Bank:

APPLICANT:	Xuan Wang
PROPERTY:	VOYA Project, Building A, 4116 Parkside Village Dr., Suite #2908, Unit 8, Level 29 Mississauga, Ontario
PURCHASE PRICE:	\$ 571,900.00
DOWN PAYMENT:	\$ 114,380.00
PRINCIPAL:	\$ 457,520.00
INTEREST RATE:	5 years fixed rate (currently at posted rate of 5.25%)
PAYMENT AMOUNT:	\$ 2,722.02 (25 years Amortization)
FREQUENCY:	Monthly
TERM:	5 years 0 months
TENTATIVE OCCUPANCY DATE:	February 2, 2026

This approval is subject to the conditions outlined below:

1. Verification of the information contained in your application
2. A satisfactory credit bureau (may not be applicable)
3. A satisfactory appraisal of the property (An appraisal would have been completed prior the final completion date and the appraisal fee would be payable by you, even in the event where we do not make the loan)

*This approval is not transferable, and the benefit may not be assigned. All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, the lender will issue you a Mortgage Commitment and Disclosure Statement specifying the terms of your mortgage and closing conditions. Interest rate to be set 90 days prior to the unit transfer date.

Should you have any questions regarding this approval, please contact our office at 416-386-9911.

Yours truly,



Patty Ping Wang
Mortgage Agent
Agent Lic. M15000621