

LETTER OF APPROVAL



BASHEER KAMEL

1370 Rougemount Dr,
Pickering, ON L1V1N1

BMO BANK OF MONTREAL
250 YONGE STREET ,9TH FLOOR
TORONTO
ONTARIO M5B 2M8

Date:15/08/2021

Address to: AMACON DEVELOPMENT (CITY CENTRE) CORP.

Mortgage Loan No.: 11209
Application No.:1200903215692

We are pleased to advise approval¹ of your request for a mortgage on the following property:

Building Address (4116 Parkside Village Dr., Mississauga Ontario) VOYA project - Suit: 1802 - Unit:02 - Level:18) Purchase Price : \$834,750.00CAD

Loan details are as follows:

Total Loan Amount:	\$ 667,800.00	Term of the Loan: 5 years
Default Insurance Premium:	\$ 0.00	Amortization period: 30 years
Instalment (principal and interest):	\$ 2,495.09	Kind of Term: ⁵ Closed
Prime Interest Rate today: ²	2.390 % per year	Payment Frequency: every month
Your Premium/Discount: ³	-0.300%	
Your Variable Interest Rate today: ⁴	2.090 % per year	

Rate Capped Until: 11/20/2026

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is _____.
The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:
(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

This approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.
- Proof of property insurance by way of copy of the policy or certificate of insurance;
- Income verification at time of closing;
- _____
- _____
- _____
- _____

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, we will issue you "Our Commitment to Lend and Disclosure Statement" specifying the terms of your mortgage and all closing conditions.⁶

Thank you for your mortgage business.

Signature

Relationship Manager/Financial Services Manager. Lice # 10340

(877) 469-2020

Telephone No.

¹ This replaces any Preliminary Mortgage Approval Notices previously provided to you.

² Our prime rate is the yearly interest rate that we fix from time to time as our prime interest rate payable on Canadian dollar loans made in Canada and designated as our "prime rate". The interest rate during a variable rate term is based on our prime rate. The interest rate changes automatically when our prime rate changes. Our prime rate can change at any time. We don't have to send you a notice showing this change.

³ Your variable interest rate shown is equal to our prime rate today plus a premium or minus a discount, if applicable. If the interest rate shown for your type of mortgage product is above our prime rate today, the difference is the premium. If the interest rate shown for your type of mortgage product is below our prime rate today, the difference is the discount.

⁴ Your interest rate is calculated monthly, not in advance.

⁵ An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at www.bmo.com to learn more about prepaying your mortgage.

⁶ By this time, an appraisal would have been completed and the appraisal fee would be payable by you, even in the event where we do not make the loan.