



**Mortgage Architects-Michelle Wang Team**

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**APPROVAL LETTER**

August 26, 2021

Feng Chun Yin  
ID: 036-XC76-24597  
Expiration Date: 2026/05/10

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 Scotiabank:

APPLICANT:	Feng Chun Yin
PROPERTY:	Voya, Building A 4116 Parkside village Drive, Unit 4, Level 34, Suite 3404, Toronto
PURCHASE PRICE:	\$ 708,900
PRINCIPAL:	\$ 567,120 (80%)
MONTHLY PAYMENT:	\$ 3,380
INTEREST RATE:	5 years posted rate (currently at 5.25%)
FREQUENCY:	Monthly
TERM:	5 years 0 months
AMORTIZATION:	25 Years
EXPIRATION:	August 31, 2026

This approval is subject to the conditions outlined below:

1. Verification of the information contained in your application
2. A satisfactory credit bureau
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 me at 416-464-1780.

Yours truly,



MICHELLE WANG  
Mortgage Agent

Mortgage Broker License #: M15000915