



Banking that fits your life.

Number: SO-19849290972

CIBC Home Power Plan[®] Pre-Approval Certificate

Effective Date: August 28, 2021

Expiry Date: February 02, 2026

WASIM AHMAD & FARHAT HYDERI - 4116 PARKSIDE VILLAGE DRIVE SUITE # 3604 MISSISSAUGA , ON

Thank you for choosing CIBC for your borrowing needs. We look forward to working with you through each stage of the process. We are pleased to pre-approve you for a CIBC Personal Line of Credit and a CIBC Mortgage Loan under the CIBC Home Power Plan. Once you find your new home, you must return to us and apply for final approval.

Your CIBC Home Power Plan pre-approval amount:	\$603,800.00
Based on:	
Purchase Price:	\$754,750.00
Down Payment:	\$150,950.00

CIBC Mortgage Loan Amount	\$603,800.00
Mortgage Loan Type	Variable, Closed
Mortgage Loan Term	5 years
Interest Rate	1.90%
Amortization	30 years
Monthly Payments - Principal and Interest only	\$2,199.45

Personal Line of Credit	\$1.00
Interest Rate	CIBC Prime* + 0.50% (2.95%)
Minimum Monthly Payment	Interest Only

This pre-approval is based on the information you provided, and applies only to the purchase of a residential property you occupy as your primary residence that meets our lending guidelines. Your final approval, will be subject to our usual closing and underwriting requirements, including a satisfactory property appraisal, credit review, verification of income and down payment. This preapproval does not apply to progress draws, purchase plus improvements or any application under a special program, such as non-immigrants, international students and foreign workers.

Interest Rate is not guaranteed as it is based on CIBC Prime on the date of the Certificate, and changes when CIBC Prime changes, which may occur without notice. Interest is calculated daily. For current CIBC Prime rate visit www.cibc.com.

Personal Line of Credit: Interest Rate is not guaranteed as it is based on CIBC Prime on the date of the Certificate, and changes when CIBC Prime changes, which may occur without notice. Interest is calculated daily. For current CIBC Prime rate visit www.cibc.com.

Sam Khanna
CIBC Advisor
Telephone No. 416 233-3327 ext. 348
Sam.Khanna@cibc.com

[®] CIBC Home Power Plan is a registered trademark of CIBC.

* CIBC Prime means the variable interest rate determined by CIBC from time to time as the CIBC Prime rate for Canadian dollar lending products.

What else should you know?

Documents you'll want on hand



You've found the home that fits your life. Now it's time to ensure you have the documents you need to make it your own. Below you'll find a list of the main documents needed to make the final approval process go smoothly and quickly.

Your document checklist:

- ☐ Copy of MLS listing (as required)
- ☐ Copy of accepted Offer or Purchase and Sale Agreement
- ☐ Income Confirmation (e.g. current pay stub, notice of assessment)
- ☐ Confirmation of Down Payment (e.g. savings account history, gift letter)

Your CIBC Financial Advisor will help you determine the full list of documents that will be required

Ensure all your costs are covered



It's easy to forget the additional costs that come with becoming a homeowner. When working out your budget allow for an additional 2% - 5% of your purchase price.

For example: If your purchase price is \$450,000, then you should set aside \$9,000 - \$22,500.

We've put together an initial list to help you start planning:

One-time at closing	Other potential costs
Land transfer tax(es)	Moving costs (Movers, packers, truck rental)
Legal fees, related expenses and disbursements	Basic furniture, appliances and window coverings
Home inspection fee	Ongoing costs (Utilities, Cable, Internet, Phone)

Find a detailed list at cibc.com/closing-costs

Help protect yourself and your family from the unexpected



With CIBC Creditor Insurance¹, provided by The Canada Life Assurance Company, get financial protection against disability, job loss² or death by choosing a solution for your CIBC Mortgage or Personal Line of Credit.

Learn even more at cibc.com/insurance

Mortgage information at your fingertips

- **Online Mortgage Resource Centre** – access the tools, calculators and articles you need to help you with the home buying process. Visit cibc.com/mortgageresources
- **CIBC Mobile Banking App** – complete everyday CIBC banking transactions quickly, easily and safely.

Legal Disclaimers

¹CIBC Creditor Insurance is subject to certain terms, eligibility conditions, limitations and exclusions, which may be viewed at cibc.com/insurance and are described in the Certificate of Insurance you receive upon enrolment. ²Job loss is not available on CIBC Personal Lines of Credit.

CIBC Cube Design & "Banking that fits your life." are trademarks of CIBC. All other trademarks are owned by CIBC.