

The Bank of Nova Scotia
National Mortgage Sales
79 Wellington St W.
Suite 3400 TD Centre
Toronto, ON
1-800-472-6842



September 14, 2021

Dear: Zixin Zheng

Congratulations! You have been approved for a Scotia® Mortgage!

We are pleased to advise that based on the information you provided, you qualify¹ for a residential first mortgage on a principal residence as follows:

Property Address: VOYA Condominiums at 4116 Parkside Village Dr.,
Mississauga, ON
Suite #506, Residential Unit 6, Level 5

✓ **Purchase Price:** \$881,750.00

✓ **Down payment:** \$176,350.00

✓ **Mortgage Loan Amount²:** 705,400.00

Interest Rate: 3.49% calculated semi-annually not in advance.

Term³: 5-year posted

Amortization: 25 years

Estimated Monthly Payment: \$3,518.13

Tentative Occupancy Date: February 2, 2026

This mortgage approval and the interest rate shown above are valid until January 12, 2022 from the date of this application. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for a mortgage with Scotiabank. Please contact us if you have any question on this or any other financial matter.

Yours truly,

Jessica White

Residential Mortgage Underwriter

A handwritten signature in dark ink, appearing to read 'J White', positioned above the printed name and title.

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1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is Satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
 2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. Canada Mortgage & Housing Corporation (CMHC) or GE capital mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
 3. If the term chosen is less than 3 years, you must qualify at the great of the 3-year posted rate of the actual interest rate chosen.
 4. Amount stated above includes CMHC Premium of 2.40%.

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