



Sadik Sadik  
Mortgage Broker  
(416) 606-5363  
[Sadik@MortgageCentre.com](mailto:Sadik@MortgageCentre.com)

### **Mortgage Pre-Approval Letter**

✓ Dear Mr. Shakir Shakori and Mrs. Saly Abdul-Ahad,

I am pleased to inform you that you have been pre-approved for first mortgage with GNE Mortgages as of Oct 07 2021.

This pre-approval is valid until February 02 2026 with applicable conditions.

You have been approved for the following:

- ✓ - Property Address: 1311- 4116 Parkside Village Drive, Mississauga Ontario.
- ✓ - Vender: Amacon Development (City Centre) Corp.
- ✓ - Purchase Price: \$630,900.00 (Exclusive of upgrades and any amendment to purchase price).
- ✓ - Product & Rate: Available fixed for 2 years term at 3.69% with CWB Optimum.
- ✓ - Mortgage Approval Amount: \$504,720.00.
- Closing Date: Feb 02 2026 (The tentative closing date exclusive of any amendments).
- Property Taxes: \$4,590.00 Per year approx.

Your approval is positioned as a conventional mortgage at 80% LTV with the down payment of approx. \$126,180.00 The Purchaser is/are responsible to meet the bank guidelines before the closing of this mortgage. There may be additional fees attached to the mortgage. Your approval rate hold will expire or may vary when the lender decides to change the rate.

I hope that I have made this approval process easy and stress-free for you. If you know of anyone who is looking to purchase or is considering to refinance, I would most certainly appreciate you passing along my information to them. You have my assurance that all-referral receive the same professional and honest service that was provided to you.

If you have any questions, please do not hesitate to contact me.

Thank you,

Sadik Sadik  
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