



**Elite Choice  
Mortgage Architects**

Lic#12540

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7030 Woodbine Ave, Suite 905, Markham, ON L3R 6G2 PH 905.470.7337 FX 905.760.8180

June 30, 2021

Jing Sheng Li  
1667 Valentine Gardens  
Mississauga, ON L5J1H4

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 **TD Canada Trust**:

APPLICANT: Jing Sheng Li  
PROPERTY: Unit#03, Level#27, Suite#2703, VOYA Condos, Building-A

PURCHASE PRICE: \$ 520,900.00  
DOWNPAYMENT: \$ 104,180.00  
MORTGAGE AMOUNT: \$ 416,720.00 (80% LTV)  
INTEREST RATE: 5 years posted rate (currently at 5.25%)  
TERM OF MORTGAGE: 60 Months  
PRINCIPAL & INTEREST: \$2483.31  
FREQUENCY: Monthly, 25 Yr Amortization  
CLOSING DATE: On or about on, February 02, 2026

This approval is subject to the conditions outlined below:

1. Verification of the information contained in your application
2. A satisfactory credit bureau within 90 days of closing
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.

Should you have any questions regarding this approval, please contact me at 647-960-7935 or email [vivian.xu@ecmtg.com](mailto:vivian.xu@ecmtg.com)

Yours truly,

Vivian Xu  
Mortgage Agent  
LIC# M13001592