CIBC

ERIN NICHOLSON
720 CLIFFORD PERRY PL
NEWMARKET ON L3X 0J4

April 12, 2019

Other Borrowers/Guarantors:

GREGORY NICHOLSON

Thank you for choosing CIBC for your borrowing needs. Our goal is to help you achieve what matters to you financially, and we appreciate the opportunity to meet your needs.

Based on the information you provided in your recent application, we are pleased to have conditionally approved you for a CIBC Mortgage secured by:

REAL ESTATE:
4002-430 SQUARE ONE DRIVE MISSISSAUGA,ON L5B0G6

The key terms and conditions of the approval are outlined below. Other important terms and conditions applicable to your Mortgage are found in the Mortgage Approval and Disclosure Statement. This will be provided to you for signature prior to the release of funds.

This approval is conditional upon us receiving and/or verifying the following to be satisfactory:

Signed off
Amy

- ERIN NICHOLSON - Most recent Pay Stub dated within the last 45 days or most recent Direct Deposit (Electronic Funds Transfer) payroll deposit dated within the last 45 days and either most recent Federal or Quebec Notice of Assessment (NOA) or most recent T4 or Employment Letter (Dated 45 days from the application date) or Previous Year End Pay Stub or Direct Deposit (Electronic Funds Transfer) History Printout showing consistent pay deposits for the last 6 months if most recent Direct Deposit (Electronic Funds Transfer) is provided.
  GREGORY NICHOLSON - Most recent Pay Stub dated within the last 45 days or most recent Direct Deposit (Electronic Funds Transfer) payroll deposit dated within the last 45 days and either most recent Federal or Quebec Notice of Assessment (NOA) or most recent T4 or Employment Letter (Dated 45 days from the application date) or Previous Year End Pay Stub or Direct Deposit (Electronic Funds Transfer) History Printout showing consistent pay deposits for the last 6 months if most recent Direct Deposit (Electronic Funds Transfer) is provided.
- Down payment documents as per policies and guidelines confirming the down payment amount set out in your application.
- Copy of bank statements for past three (3) months confirming availability of cash being used for down payment, plus confirmation of the source of funds for any large deposits.
- Full written appraisal (by a CIBC approved appraiser) on the subject property which meets CIBC lending requirements and confirms estimated rental income.
- Verification that you have an amount equal to 1.5% of the purchase price for closing costs on the subject property.
- Copy of the signed Borrower Acknowledgement form signed by all applicants.
- CIBC Domicile transit number.
- Copy of a completed and signed pre-authorized cheque form with a blank cheque marked VOID
- The name, firm name, complete address, telephone number and fax number of the solicitor handling this transaction.

- Firm closing date
- confirmation of deposit $82,280 paid to vendor and verification of source of funds provided to the vendor must be confirmed by the customerís bank statements.
- A copy of the first four pages of the most recently filed T1 General Income Tax Return including Statement of Real Estate Rentals (for all rental properties) and the associated Federal or Quebec Notice of Assessment (NOA) or Signed current Lease Agreement for property : 607-388 PRINCE OF WALES, MISSISSAUGA, ON
- Offer to Purchase - missing Schedules B,C

If you do not meet the condition(s) stated above at least 10 business days prior to the release of funds, we may cancel this conditional approval without notice to you.

Application Number:	5194430577
Product Name:	CIBC Variable Flex Mortgage® Variable Rate, Closed
Total Mortgage Loan Amount:	$329,120.00[1]
Interest Rate:	CIBC Prime Rate minus 0.450% per year
CIBC Prime Rate:	3.950% per year
Current Interest Rate:	3.500% per year
Principal and Interest Payment:	$1,477.96 Monthly
Term:	60 months
Amortization:	360 months
Closing Date:	September 5, 2023
Offer Expiry Date:	September 5, 2023

[1] Includes mortgage default insurance premium and taxes, if applicable.

The interest rates quoted on this letter are based on CIBC Prime Rate in effect on the date of this letter and are subject to change.

Before funds are advanced, the following conditions must be met:

- The survey and title to the property must be satisfactory to us and our solicitor.
- The sale must close in accordance with the terms set out in your purchase and sale agreement.
- The information provided in support of your application must be accurate, and there must be no change to the information or to your financial situation since the application was submitted.
- All documents we require must be completed to our satisfaction.

This letter replaces all previous versions.

We appreciate your business and look forward to continuing to meet your financial needs. This application represents one component of your overall financial plan, and we would be pleased to help you achieve your broader financial goals by working with you to build your savings, plan for the future, and get more out of your everyday banking.

Please contact your advisor if you require any additional information about this application or your broader financial needs.

Sincerely,

CIBC Representative

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