



**CENTUM<sup>®</sup>**  
#1 Equity Builder for Your Business<sup>™</sup>

To: Whom it may concern

Date: February 11<sup>th</sup>, 2024

Re: **Mortgage Approval**

This letter is to inform the reader **KWEKU AKYEN-DICKSON and SHARESE YVONNE SMITH** has applied for a mortgage with our company.

Based on the information provided by **KWEKU AKYEN-DICKSON and SHARESE YVONNE SMITH** we are prepared to offer a mortgage approval for 80% of the Purchase Price.

RE: Mortgage Approval Confirmation for *4128 Parkside Village Drive, Mississauga, ON, Suite: #3003, Res. Unit: #03, Level: #30, C/O VOYA – Building 2.*

Principal Amount - \$723,920

Fixed Annual Interest Rate – 5.92% (Interest Rates are Subject to Change without notice)

Term - **3 Year(s)**

Lender – **TD (Canada Trust)**

Amortization – 30 Years

Down Payment – 20% Deposit of purchase price no greater than \$904,900

Anticipated Closing Date – February 2<sup>nd</sup>, 2026

Purchase Price - \$904,900

This Mortgage Approval is valid **until February 2<sup>nd</sup>, 2026** & there is a change in client's file:

1. Verification of Identity – **Completed.**
2. Verification of Employment Income – **Completed.**
3. Verification of Down Payment – **Completed.**
4. Receipt of Agreement of Purchase and Sale – **Completed.**

Additional requirements may be stipulated by the lender at the time of purchase and credit adjudication.

Please contact Alex Zelenov Lic # M19000374 if you have any other question regarding this file

Best Regards,

Alex Zelenov

Centum Financial Services Limited Partnership Lic# 13054  
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