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SATGURDYAL SINGH SANDHU

74 AMETHYST CIRCLE
BRAMPTON, ON
L6P 0Z7

Dear SATGURDYAL SINGH SANDHU

Congratulations! Your Scotia Mortgage® has been conditionally pre-approved subject to the conditions set out in this Mortgage Approval Letter. We are pleased to advise that based on the information you provided, you qualify for a residential mortgage for your principal residence*.

The details of the pre-approval are as follows:

Property Address: Suite # 508, Unit 8, Level 5 Kazmir Condos

Scotia Total Equity® Plan

Yes: ☒ No: ☐

Maximum Approved Amount: \$543,992.00**

MORTGAGE 1

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Total Loan Amount: **\$543,992.00"**

Amortization: 30 years Monthly Payment: **\$2,756.00"** Interest Rate: **4.54000%⁺**

Purchase Price: **\$679,990.00**

Term: 5 Year Closed - *Scotia Flex*
Value Mortgage

Mortgage Solution: Scotiabank Flexible Mortgage..

This mortgage pre-approval and interest rate shown above is for the Scotiabank Flexible Mortgage Solution package and expires on **03/01/2025**.

** The Scotiabank Flexible Mortgage Solution allows you to (i) pay an extra regular mortgage payment on any regular payment date during the year, (ii) prepay up to 15% of the original principal amount of the mortgage anytime during each year of the term and (iii) increase your regular mortgage payment by up to 15% of the principal and interest payment originally set for the term anytime each year. These options apply to partial prepayments only. They are available each year and cannot be saved for use in a later year. Additional restrictions may apply. Further details on the Scotiabank Flexible Mortgage Solution will be included in your personal credit agreement.

Please note that if you request a change to any of the mortgage details above, this pre-approval may be cancelled and a new pre-approval may be required.

Thank you for applying for a pre-approved mortgage with Scotiabank. Please contact us when you find the home that meets your needs.

Yours truly,
Saifur(SAIF) Rahman

* This pre-approval does not constitute a commitment to lend. It is subject to the home meeting Scotiabank's residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, maximum permitted loan amounts and meeting our credit criteria applicable at the time you complete your application based on a specific home. It is also based on the estimated taxes, heating and condo fees provided. Mortgage loans in excess of 80% of the home's value require mortgage default insurance and must meet the requirements of the mortgage insurer. We may request additional information and documentation from you before any mortgage loan is finalized. We will determine, in our sole discretion, whether a condition has been satisfied.

* The Mortgage Loan Amount is based on your requested amount. Based on the information you provided, we have assumed that mortgage default insurance will not be required for this mortgage loan and the Mortgage Loan Amount does not include any mortgage insurance premium. If your mortgage loan exceeds 80% of the home's value, mortgage default insurance will be required the related premium will be added to your Mortgage Loan Amount.

* The Maximum Approved Amount is the maximum amount you qualify for based on Scotiabank's credit criteria applicable as of the date of this mortgage pre-approval. It includes the estimated mortgage default insurance premium that may be required based on the premium rates applicable as of the date of this pre-approval.

+ If this is a fixed rate or variable rate mortgage, the interest rate is calculated semi-annually, not in advance and if this is an ultimate variable rate mortgage, the interest rate is calculated monthly, not in advance. The qualifying interest rate used to determine the Total Loan Amount and Maximum Approved Amount is determined in accordance with Scotiabank's policies and regulatory requirements as of the date of this pre-approval. This qualifying interest rate is subject to change at any time and an updated qualifying interest rate may apply when you complete your application based on a specific home. Please contact us for further information on the qualifying interest rate.