

TheDesignDistrict⁴¹

Mortgage Approval Check List

All Mortgage Approvals must contain the following information and be from a recognized Schedule "I" Bank:

1. Project Name/Building Address The Design District: 91 John Street North, 101 John Street North, and 120 Hughson Street North, Hamilton, ON (Suite # _____, Level # _____, Unit # _____)
2. Suite #. (e.g. Suite 503)
3. Unit #. (e.g. Unit 3)
4. Level #. (e.g. Level 5)
5. Purchaser(s) Name (e.g. John Smith) **PLEASE NOTE: The name(s) on the Agreement of Purchase and Sale MUST be the same on the mortgage approval.**
6. Purchase Price (e.g. \$500,000)
7. Mortgage Approval Amount (Purchase Price less 20% down e.g. \$400,000)
PLEASE ENSURE THE APPROVAL AMOUNT REFLECTS THE TOTAL PURCHASE PRICE MINUS THE TOTAL DEPOSITS. THE APPROVAL MUST BE FOR 80% OF THE PURCHASE PRICE.
Please refer to first page of APS or contact your sales representative for exact amount.
8. Interest Rate (e.g. 5.00%) **PLEASE NOTE: This rate is to be determined 120 days prior to registration date or be a capped rate**
9. Expiry Date **March 2025**
10. Term of Mortgage (e.g. 5 years)
11. Contact name, phone number and signature of your mortgage representative

If mortgage is with a broker, broker must provide supporting documents from recognized Schedule "I" Bank and have all the above information.

If you do not wish to obtain a mortgage, all bank reference letters must contain the following information and be from a recognized Schedule "I" Bank:

1. The letter must list the Purchaser(s) names as they are listed on the Agreement of Purchase and Sale.
2. Your bank must indicate the number of years that you have been a client with them.
3. Your bank must acknowledge your purchase by indicating the Project Name, Building Address, and Suite Number.
4. Your bank must indicate/demonstrate that you have the financial ability to cover **the full purchase price** as written on the first page of the Agreement of Purchase and Sale as well as the ability to close the transaction.
5. The letter must include the name, contact information, and signature of your financial representative.

TheDesignDistrict⁴¹

Mortgage Approval Check List

Acceptable Lending Institutions (Please note that any mortgages provided from a mortgage broker must include supporting documents from one of the Lending Institutions listed below)
Any Lender that is not listed below will not be sufficient or approved:¹

- ❖ B2B Bank
- ❖ BMO Financial Group
- ❖ The Bank of Nova Scotia
- ❖ Bridgewater Bank
- ❖ Caisse Populaire acadienne Itée
- ❖ CIBC
- ❖ Canadian Tire Bank
- ❖ Canadian Western Bank
- ❖ Coast Capital Savings Federal Credit Union
- ❖ CS Alterna Bank
- ❖ Equitable Bank
- ❖ Exchange Bank of Canada
- ❖ Fairstone Bank of Canada
- ❖ General Bank of Canada
- ❖ Haventree Bank
- ❖ Home Bank
- ❖ HomeEquity Bank
- ❖ Laurentian Bank of Canada
- ❖ Manulife Bank of Canada
- ❖ Motusbank
- ❖ National Bank of Canada
- ❖ Peoples Bank of Canada
- ❖ President's Choice Bank
- ❖ RFA Bank of Canada
- ❖ Rogers Bank
- ❖ Royal Bank of Canada
- ❖ Tangerine
- ❖ TD Bank Group
- ❖ Vancity Community Investment Bank
- ❖ VersaBank
- ❖ Wealth One Bank of Canada
- ❖ Wyth Financial

Additional Information

All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale. Please take your APS along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements of the Vendor. If you or your financial institution have any questions, please feel free to contact the Sales Office at 647-577-3930 or by email at thedesigndistrict@emblemdevcorp.com

Your Mortgage Approval must be provided to the Vendor within 60 days of the date of your purchase.

1. <https://cba.ca/member-banks>