

MORTGAGE APPROVAL REQUIREMENTS

In order to complete this Agreement of Purchase and Sale, all purchasers must provide a valid mortgage approval from a Schedule I or II bank (please see attached for a list of approved banks, no mortgage broker letters). All mortgage approvals **must** contain the following information and **SHOULD** be emailed to Sales@34southport.ca.

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|----|---|--|
| 1. | Address | (e.g. Project name as on Purchase and Sale Agreement) |
| 2. | Suite No. | (e.g. Suite 201, Legal Unit 01, Level 02) |
| 3. | Purchaser 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) |
| 4. | Purchase Price | (e.g. \$899,900.00) |
| 5. | Mortgage Approval Amount | (e.g. \$719,920.00) YOUR MORTGAGE APPROVAL AND YOUR DEPOSIT, MUST ADD UP TO THE PURCHASE PRICE. PROOF OF ADDITIONAL DOWN PAYMENT WILL BE NEEDED IF THERE IS A SHORTFALL. |
| 6. | Term of Mortgage | (e.g. 5 years) |
| 7. | Name of Financial Institution | (e.g. CIBC, RBC, TD) |
| 8. | Contact name and phone number of mortgage representative/financial advisor at financial institution issuing the mortgage pre-approval along with a business card: | |

Name	Bank	Phone Number
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IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE

The Vendor requires a reference letter from your bank to include the following information along with documentation to support your financial assets/net-worth:

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|----|---|--|
| 1. | Address | (e.g. Project name as on Purchase and Sale Agreement) |
| 2. | Suite No. | (e.g. Suite 201, Legal Unit 01, Level 02) |
| 3. | Purchaser 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) |
| 4. | Purchase Price | (e.g. \$899,900.00) |
| 5. | The number of years that you have been a client with your current financial institution. | |
| 6. | Your bank must indicate/demonstrate that you have the financial assets to cover the purchase price as written on the first page of the Agreement of Purchase and Sale. | |
| 7. | Contact name and phone number of Bank Representative/Financial Advisor issuing the letter. The letter also needs to be signed by the Bank Representative/Financial Advisor. | |

ADDITIONAL INFORMATION

Please take your Agreement of Purchase and Sale along with these mortgage approval requirements 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 institutions have any questions, please feel free to contact the Sales Office at 416-762-1296 or email Sales@34southport.ca.

Exclusive Listing Broker: International home Marketing Group Realty Inc., Brokerage. Broker Protected.

Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion. See Sales Representatives for details, E. & O.E. May 2022.

DOMESTIC BANKS: SCHEDULE I

ADS Canadian Bank
B2B Bank
BMO Financial Group
The Bank of Nova Scotia
Bridgewater Bank
Caisse populaire acadienne ltée (UNI Financial Cooperation)
CIBC
Canadian Tire Bank
Canadian Western Bank
Coast Capital Savings Federal Credit Union
CS Alterna Bank
Duo Bank of Canada
Equitable Bank
Exchange 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

FOREIGN BANK SUBSIDIARIES: SCHEDULE II

Amex Bank of Canada
Bank Of China (Canada)
Citibank Canada
Habib Canadian Bank
HSBC Bank Canada
ICICI Bank Canada
Industrial and Commercial Bank of China (Canada)
J.P. Morgan Bank Canada
KEB Hana Bank Canada
SBI Canada Bank
Shinhan Bank Canada
UBS Bank (Canada)