



CONDOMINIUMS AT BRISTOL STATION

MORTGAGE PRE-APPROVAL REQUIREMENTS

Dear Purchaser,

Please find below the Vendor's Mortgage Pre-approval Requirements. We recommend you share this with your mortgage provider so they can meet these requirements.

As part of your agreement of Purchase and Sale, you must demonstrate you are approved for a mortgage by way of a Mortgage commitment or Mortgage Approval. We ask that you obtain a Mortgage Approval Letter or Mortgage Commitment from a Schedule "1" Bank in Canada, or Credit Union, **within 10 days of the purchase date**. All mortgage approvals must include the following information:

1. **MUST be on mortgage provider's letterhead.** (Separate list attached for Schedule 1 banks).
2. Contain the total Purchase Price, including Parking and Locker.
3. The mortgage approval must cover the balance of the purchase price. If the deposit is 20% of the Purchase Price, the mortgage approval amount must be 80% of the Purchase Price. Deposit + Mortgage Approval = Purchase Price.
4. Address of Property Being Financed as outlined below:
Above Condominiums (30 Bristol Road E, Mississauga, ON, L4Z 3K8)
Suite# _____, Level# _____ Unit# _____ Tower 1
5. Tentative Occupancy Date: July 2026
6. Purchaser(s) Name(s) e.g. John Smith, ***PLEASE NOTE: The name on the Agreement of Purchase and Sale MUST be the same on the mortgage approval.***
7. Date of Issue
8. Expiry Date (must be at least 90 days from sign date)
9. **Your approval must be hand signed by your mortgage provider with his/her contact information provided.**

IF YOU DO NOT PROVIDE A MORTGAGE PRE-APPROVAL AS ABOVE,

The Vendor requires a reference (comfort) letter from your bank to include the following information:

1. **Building/Address:** Above Condominiums – 30 Bristol Road E, Mississauga, ON, L4Z 3K8
2. **Purchaser Name(s), Suite No., Unit No., Level No., Tower 1**
PLEASE NOTE: For suites purchased under a corporation, the comfort letter should be in the name of the Personal Guarantor stated in the Articles of Incorporation, NOT the Corporation.
3. **Purchase Price**
4. The **number of years** that you have been a client with your current financial institution.
5. Your bank must indicate/demonstrate that you have the **financial ability to cover the purchase price** as written on the first page of the Agreement of Purchase and Sale

Email to: sales@abovecondos.com

ADDITIONAL INFORMATION

All the information for your mortgage provider can be found on the first page of the Agreement of Purchase and Sale. Please take your complete 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 (647-368-6460) or by email at sales@abovecondos.com

*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.
Programs and Incentives are subject to change without notice.
E. & O.E. See Sales Representative for details.

RIO CAN
LIVING

MARLIN
SPRING



CONDOMINIUMS AT BRISTOL STATION

Schedule I banks (domestic banks)

Under the Canada Bank Act, Schedule I are banks that are not a subsidiary of a foreign bank, i.e., domestic banks, even if they have foreign shareholders. There are 33 domestic banks as of June 2022.^[2]

We also accept mortgage approvals from any one of the 70 Credit Unions in Ontario.

- 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
- 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

*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.
Programs and Incentives are subject to change without notice.
E. & O.E. See Sales Representative for details.