

# BIRCHLEY PARK

## MORTGAGE PRE-APPROVAL REQUIREMENTS

As part of your Agreement of Purchase and Sale, each Purchaser must demonstrate they have the financial resources to complete the transaction. We ask that you obtain a Mortgage Pre-Approval Letter or Mortgage Commitment from one of the Schedule "I" Banks in Canada during the 10-day firm up period. A list of Schedule "I" Banks is attached.

All mortgage pre-approvals must be on the financial institution's official letterhead, have the mortgage representative's signature, and contain the following information:

1. Building/Address:
  - Birchley Park – 411 Victoria Park Ave, Toronto, ON
  - Suite No.(e.g. Suite 303)
  - Unit No.(e.g. Unit 03)
  - Level No. (e.g. Level 3)
2. Purchaser(s) Names (e.g. John Smith): The name on the mortgage pre-approval must match the Agreement of Purchase and Sale
3. Purchase Price (e.g. \$500,900) must include Parking and Locker if applicable.
4. Mortgage Pre-Approval (e.g. \$400,720). The amount of your mortgage pre-approval and your deposit must equal the Purchase Price of the unit.
5. Tentative Occupancy Date: August 2026. The pre-approval must be dated and current.
6. Contact name and phone number of Mortgage Representative at financial institution issuing the mortgage pre-approval.

### ADDITIONAL INFORMATION

All the information required for your mortgage pre-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 us at (647) 368-7783 or by email at [admin@birchleypark.com](mailto:admin@birchleypark.com).

The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.\*

List of Schedule "I" Banks

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  
Simplii Financial  
Tangerine  
TD Bank Group  
Vancity Community Investment Bank  
VersaBank  
Wealth One Bank of Canada