



Caledon Trails

A MASTERPLANNED COMMUNITY

MORTGAGE REQUIREMENTS

In order to complete this Agreement of Purchase and Sale (APS), all purchasers must provide a valid mortgage approval. You will need to contact your financial institution immediately as written mortgage approval is required within the 7 days of signing. All mortgage approvals **must** contain the following information and should be emailed to sales@caledontrails.ca.

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| 1. | Address | (e.g. Tonyrose Terrace, Caledon, ON) |
| 2. | Unit No. & Block No. (if applicable) | (e.g. Lot 30) |
| 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. \$1,600,000) |
| 5. | Mortgage Approval Amount | (e.g. \$1,280,000) 80% OF PURCHASE PRICE |
| 6. | Proof of Additional Documents | (e.g. Account statements, investments, home equity on current property) to cover the balance of 20% less required deposits |
| 7. | Interest Rate | (e.g. 7.00%) |
| 8. | Term of Mortgage | (e.g. 5 years) |
| 9. | Mortgage Expiry Date and/or Closing Date as per APS | September 2024 |
| 10. | Name of Financial Institution | (e.g. CIBC, RBC, TD) |
| 11. | Name and office phone number of Bank Representative/Financial Advisor at the financial institution issuing the mortgage approval along with a business card or email signature. | |

Name	Bank	Office Phone Number	Office Email Address

IF THE PURCHASER DOES 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. | Municipal Address | (e.g. Tonyrose Terrace, Caledon, ON) |
| 2. | Lot No. | (e.g. Lot 30) |
| 3. | Purchaser Name | (e.g. John Smith, PLEASE NOTE THE NAME(S) ON THE REFERENCE LETTER MUST BE THE SAME AS ON THE AGREEMENT OF PURCHASE AND SALE) |
| 4. | Purchase Price | (e.g. \$1,600,000) |
| 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 along with a business card. 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 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 Presentation Centre by email at sales@caledontrails.ca.

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 Representative for details, E. & O.E. June 21, 2023.

Exclusive Listing Broker: Pivot Real Estate Group. Broker Protected.

