

MORTGAGE 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 Approval Letter or Mortgage Commitment from one of the Schedule "I" Banks in Canada during the 10day firm up period. A list of Schedule "I" Banks is attached.

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

1. Building/Address: The United Building Condos / 481 University Avenue
Suite No.(e.g. Suite 303-S)
Unit No.(e.g. Unit 34)
Level No. (e.g. Level 3)
2. Purchaser(s) Names (e.g. John Smith): The name on the Agreement of Purchase and Sale must be the same on the mortgage approval.
3. Purchase Price (e.g. \$500,900) must include Parking and Locker if applicable.
4. Mortgage Approval (e.g. \$400,720). The amount of your mortgage approval + your deposit must equal the Purchase Price of the unit.
5. Tentative Occupancy Date: Fall 2025 (Date to be confirmed). The approval must be dated and current, (No expiry). The rate may have an expiry date but not the approval letter/commitment.
6. Contact name and phone number of Mortgage Representative at financial institution issuing the mortgage approval.

IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE

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

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the total purchase price as written on the first page of the Agreement of Purchase and Sale.
3. Total Purchase Price and Purchaser Name on Agreement of Purchase and Sale
4. Reference Project Name and Suite Number (The United Building Condos, Suite #)

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 416-849-7700 or by email at theunitedbldg@bakersales.info.

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 (Scotiabank)
Bank West (Desjardins Group)
Bridgewater Bank
CIBC
Canadian Tire Bank
Canadian Western Bank
Citizens Bank of Canada
CFF Bank
Continental Bank of Canada
CS Alterna Bank
DirectCash Bank
Equitable Bank
First Nations Bank of Canada
General Bank of Canada Hollis
Canadian Bank HomeEquity
Bank
Jameson Bank
Laurentian Bank of Canada
Manulife Bank of Canada
National Bank of Canada
Pacific & Western Bank of Canada
President's Choice Bank
RedBrick Bank
Rogers Bank
Royal Bank of Canada (RBC)
Street Capital Bank of Canada
Tangerine
TD Bank Group (TD Canada Trust)
VersaBank
Wealth One Bank of Canada
Zag Bank