



Canada Trust

Conditional Approval

Reference#: tbd

Issued: Thursday, October 22, 2009

To: Mr Pravin C Tawar

109 Edgebrook Gdns.
Calgary , AB T3A 4Z8
H: (403) 510-1229
W: (866) 556-5663 x2909

Property: 1727 54th ST SE - 313
Calgary, AB T3A 4Z8

From: TD Canada Trust
Mortgage Sales Force

c/o: Ryan Murphy
Phone:
Fax:

We are pleased to confirm that we have approved your application for a mortgage loan under the following terms and conditions:

Description of Property Location: 17th Ave. And 54th St. Se

Block or Plan: 1/9158 Hp

Concession:

Lot Number: 1

Township:

Lot Size: 60000

Solicitor:

Solicitor Address:

Phone:

Fax:

Mortgage Details:

Basic Loan Amount:	\$ 182,000.00	Loan Type:	1st Mortgage
Mtg. Insurance Premium:	\$ 0.00	Term:	5 Year Variable
Total Loan Amount:	\$ 182,000.00	Amortization:	35 Years
Survey Required:	No	Repayment:	Monthly
Taxes to be Paid By:	Borrower	Advance Date:	November 6, 2009
Basic Payment Amount:		Interest Adjustment Date:	December 1, 2009
Interest Rate: *	p+0	First Monthly Payment Date:	January 1, 2010
* Per Annum, semi-annually, not in advance		Maturity Date:	November 30, 2014
		Bonus on Mortgage:	nil
		Max. Annual Effective Interest Rate w/Bonus Applied:	nil
		Inspections & Appraisal Fees:	\$ 250.00
		Our Lawyer's Fee & Est'd Disbursements to be paid by you of not more than:	nil
		Other Charges:	nil
		Total fees payable by you to lender will not exceed:	\$ 250.00
		These fees will be deducted from our advance to you	

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This Approval is conditional upon the following

- 1) mtg product only, max 65%
- 2) D O W N P A Y M E N T: Satisfactory confirmation of DOWNPAYMENT of \$ 98K, without recourse to borrowing. Verification via copies of statements, bank books that include BANK ACCOUNT NUMBER AND BANK TRANSIT NUMBER, confirming a savings history of at least 30 days.
- 3) imac to cancel concurrent deal w#711608/713739/713459/713742
- 4) verification via appraisal to confirm market rent on subject ppty is sufficient full wash on subject mtg payment
- 5) subject to rental analysis on following existng rental ppty to confirm they are self-supporting
 - 1)#302-4603 varsity dr calgary (existing tdct mtg)
 - 2) #3205-11811 lake fraser dr, calgary (existing tdct mtg)
 - 3) 3704 16st sw, (citizen bank mtg)
- 6) subject to company incorp doc to confirm company name as 1368562 alberta ltd
- 7) solicitor to ensure Pravin Tawar is the sole owner of the company 1368562 alberta ltd
- 8) TD Canada Trust will require Solicitor's name, Address, POSTAL CODE, Phone number and fax number before this file can be triggered and released.
- 9) THIS IS A CLOSED VIRM
PLEASE NOTE: This mortgage has been approved as a 5yr term Variable Rate Mortgage (VIRM). The rate will be set at TD/CT prime PLUS 0.% on the first of every month.
- 10) Subject to receipt of satisfactory appraisal in the amount of \$280K I/v 65% . Nationwide reference # is 749589
- 11) The cost of the appraisal is \$250.00. waived
- 12) Solicitor to register property in the Company name of 1368562 Alberta Ltd with Pravn Tawar to sign as Covenantor(s)
- 13) This application has been approved by: *funge, follow up doc to tsuiw.