



Canada Trust

Conditional Approval

Reference#: OPEN VIRM

Issued: Monday, November 2, 2009

To: Mr Shafique Fidai
Mrs Fatima Mamdani
4080 Goldie Crt.
Vancouver, BC V7G 2P4
H: (604) 929-6730
W: (604) 764-1323

From: TD Canada Trust
Mortgage Sales Force

c/o: Ryan Murphy
Phone:
Fax:

Property: 1727 54th ST SE - 209
Calgary, AB T2A 1B7

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. Se & 54th St.

Block or Plan: 1/9158hp

Concession:

Lot Number: 1

Township:

Lot Size: 60000

Solicitor:

Solicitor Address:

Phone:

Fax:

Mortgage Details:

Basic Loan Amount:	\$ 131,250.00	Loan Type:	1st Mortgage
Mtg. Insurance Premium:	\$ 0.00	Term:	Open
Total Loan Amount:	\$ 131,250.00	Amortization:	35 Years
Survey Required:	No	Repayment:	Monthly
Taxes to be Paid By:	Borrower	Advance Date:	December 12, 2009
Basic Payment Amount:		Interest Adjustment Date:	January 1, 2010
Interest Rate: *	P+0.80	First Monthly Payment Date:	February 1, 2010
* Per Annum, semi-annually, not in advance		Maturity Date:	

Bonus on Mortgage: **nil**

Max. Annual Effective Interest Rate w/Bonus Applied: **nil**

Inspections & Appraisal Fees: **nil**

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: **\$ 0.00**

These fees will be deducted from our advance to you

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This Approval is conditional upon the following

- 1) (42,750) D O W N P A Y M E N T: Satisfactory confirmation of DOWNPAYMENT, 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. If this is a CMHC/GE insured mortgage application, we require verification of 1.5% of the purchase price to cover closing costs.
- 2) PLS NOTE CORRECT UNIT # 231
- 3) TD Canada Trust will require Solicitor's name, Address, POSTAL CODE, Phone number and fax number before this file can be triggered and released.
- 4) Subject to receipt of satisfactory appraisal in the amount of \$175,000. Nationwide reference # is 757110, MAX 75% LTV WITHIN SCALE.
- 5) Subject to receipt of current dated pay slip or employment letter to support income used FOR BOTH CONFIRMING CURRENT EMPLOYMENT .
- 6) Solicitor to ensure receipt of Final Occupancy Certificate / Certificate of Possession prior to funding.
Note* If this is a draw mortgage then the above will be required prior to the Final Advance.
- 7) Solicitor to ensure receipt of 3rd Party Home Warranty #'s prior to funding.
Note, if this is a Draw mortgage it will be required prior to the final advance
- 8) The penalty that is charged on an OPEN VIRM is as follows:
\$500 if in the first year
\$250 if in the second year
and \$0 penalty if the mortgage is 3 years or older

The rate will be set at TDCT Prime PLUS .8% on the 1st of every month.

9)

This application has been approved by: MITCHD7 follow-up docs to CHAUE2