

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.

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 Itée (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