

The Trails

MORTGAGE COMMITMENT REQUIREMENTS

Tier 1 Lenders Only, Mortgage Broker Letters Not Accepted

The Trails

— of —
COUNTRY LANE

All Purchasers must submit a capped rate mortgage commitment from a Tier 1 Lender (ie. CIBC, BMO, TD, RBC, Scotia, Meridian) with an expiration date no earlier than your First Tentative Closing Date + 240 days (Tarion Delayed Closing provisions). You will need to contact your financial institution immediately upon receipt of your fully executed APS as a written mortgage commitment is required within **10 days** of signing. The mortgage commitment must be acceptable to the Vendor's Construction Lender and **must** contain the following **minimum** information **on letterhead from the Lender**:

1. Project/Lot#	Vendor's Project Name and Lot/Unit/Pol# as described on the APS. (Block & Lot for Freehold Towns) e.g. Trails of Country Lane, Lot 95E (Detached) / Block 75, Lot 7 (Town)
2. Purchaser(s) Name	Must be identical to the name(s) on the APS.
3. Purchase Price	Must be the total value of the purchase including any Addendums. e.g. Purchase Price is 950,000 + Grading Addendum for WOB of \$25,000 equals at total Purchase Price of \$975,000
4. Mortgage Amount	Your approved mortgage amount together with the deposits required in the APS must equal the total purchase price of the home. e.g. Mortgage Amount = \$700,000. Deposits = \$150,000. Total = \$850,000 Price of \$975,000 less the \$850,000 above = a shortfall of \$125,000. Proof of additional down payment will be required for any shortfall.
5. Proof of Additional Funds	Account Statements, investments etc. to fully cover the mortgage shortfall. For home equity of a principal residence to be considered – the purchase must be for residential purposes, not investment. A currently dated appraisal (purpose stated for <u>financing</u>) is required together with a current mortgage statement for consideration.
6. Interest Rate	e.g. 5.00% (capped for a minimum of 18 months)
7. Term of Mortgage	e.g. 5 years or 60 months
8. Mortgage Amortization	e.g. 30 years
9. Mortgage Expiry	e.g. Closing Date per APS + 240 Days (Tarion Delay Provisions)
10. Closing Date Per APS	See Tarion Closing Addendum in the APS
11. Contact Details/Signatory	THE COMMITMENT MUST CONTAIN THE NAME, ASSOCIATED BRANCH ADDRESS, PHONE NUMBER & EMAIL ADDRESS FOR THE LENDER'S REPRESENTATIVE, FAILING WHICH THE COMMITMENT WILL BE REJECTED.

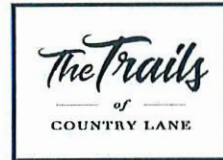
TO BE CONSIDERED, A SUFFICIENT FUNDS LETTER MUST REFERENCE ITEMS 1, 2, 3, 10, & 11, ISSUED BY A TIER 1 FINANCIAL INSTITUTION OR INVESTMENT FIRM AND MUST INCLUDE ALL FINANCIAL RECORDS NECESSARY TO COVER THE TOTAL PURCHASE PRICE, SATISFACTORY TO THE VENDOR'S CONSTRUCTION LENDER.



Requirements subject to change without notice. E.O.E. 20240301_R2



CIBC Builder Program Exclusive mortgage offers for



Complete your new home purchase with confidence, when and where it is most convenient for you

What you can expect from CIBC

- Mortgage approvals that are fully underwritten, inclusive of an appraisal completed at the time of application
- Preferred mortgage offers¹ guaranteed from the time of approval to closing, including capped rates up to 36 months
- A dedicated team of experienced CIBC Mobile Mortgage Advisors who specialize in the new home market
- Exclusive banking offers and personalized advice to help you achieve your goals
- Financial protection through Creditor Insurance for your CIBC Mortgage if you are unable to work due to a disability, experience involuntary job loss, are diagnosed with a covered critical illness, or in the event of your death²
- Up to 5% cash back³ options and amortization periods of up to 30 years⁴ with flexible payment options

Contact us today for expert advice that meets your unique needs



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1 877 800-8167
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Agnes Chek
Mobile Mortgage Advisor
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CIBC is not responsible for, and does not endorse the properties, products or services of the builder or any other person or company. ¹To be eligible for a capped rate mortgage offer, mortgage must fund within the maximum capped rate period specified in the mortgage contract. Rates only available on fixed-rate closed mortgages. Rates apply only to new mortgages of owner-occupied properties with an amortization of 25 years or less. Not available in combination with any other discounts, offers or promotions. Please contact your CIBC Mortgage Advisor for the most current rates. ²Creditor Insurance for CIBC Mortgages is optional creditor's group insurance underwritten by The Canada Life Assurance Company and administered by Canada Life and CIBC. This insurance is subject to eligibility conditions, limitations and exclusions (which are circumstances when benefits are limited or not paid) which are described in the Certificate of Insurance you receive upon enrolment. ³Cash back amounts of up to 5% available on the 5-year (or greater) fixed-rate closed mortgage loans. Other cash back offers also available on 3- and 4-year fixed-rate closed mortgage loans and the CIBC Variable Flex Mortgage[®] loan. Maximum cash back amount is \$50,000. Cash back is deposited the business day after closing and is repayable if mortgage loan is discharged, transferred or renewed before maturity date. Subject to credit approval. Other conditions and restrictions apply. Ask us for details. ⁴Some conditions apply. 30 years amortization is available on owner-occupied residences only. The maximum amortization period for an insured mortgage is 25 years; ask for details. Offers may be changed or withdrawn at any time without notice.

The CIBC logo is a trademark of CIBC.

CG00134 06/22



Mortgage document checklist

Your offer to purchase has been accepted. You've reviewed your mortgage options and now need to finalize your mortgage agreement. Here is some of the paperwork you may need to bring with you to complete your CIBC home financing.

Confirming your down payment

- 1. Confirmation of your down payment.
This may include:
 - Withdrawal from RRSP through the Home Buyer's Plan
 - If the down payment is from an investment, get copies of the most recent documents (for example, GIC confirmations, or quarterly investments statements). Funds must be available at least 15 days before the funding date
 - If part of the down payment was paid with the offer to purchase provide a copy of the Offer to Purchase showing the deposit amount paid. Provide confirmation of which account the funds came from.
 - If the down payment is cash from your own resources, 3 months of bank statements are required showing the accumulation of the down payment
 - If there are large lump sum deposits we may require additional confirmation to confirm the source of funds.
 - If the funds are coming from the sale of another property, include a copy of the sale agreement, including all schedules and appendices. If there is a mortgage on the property, include a current mortgage statement confirming the mortgage balance. If the property is in Quebec, include a copy of the mortgage approval obtained by the buyers of the property
- 2. List of assets and liabilities
- 3. Bank account number and transit number for payments
 - Copy of void cheque for account from which mortgage payments are to be taken
- 4. Confirmation of 1.5% in available funds on top of the down payment for closing costs for uninsured and high-ratio mortgages

Information about your property

- 1. A signed and complete copy of the accepted Purchase and Sale Agreement, including all schedules and appendices
- 2. A copy of the real estate listing with photo
- 3. Heating costs, property tax estimates and condo fees (usually available on the real estate listing)

Confirming your employment and income

- 1. Confirmation of your current employment and income
For salary or full time this may include:
 - Most recent direct deposit (EFT) payments (dated within the last 45 days) and EFT history printout showing EFTs for the last 6 months OR
 - Most recent pay stubs (dated within the last 45 days)
and one of the following:
 - Employment letter (dated within the last 45 days)
 - Most recent T4
 - Previous year-end stub
 - 2 most recent years federal or Quebec Notices of Assessment (NOA)
For fluctuating income this may include:
 - 2 most recent years federal or Quebec Notices of Assessment (NOAs) OR
 - 2 most recent years T4 or Relevé 1 (Quebec)
and one of the following:
 - Most recent pay stub (dated within the last 45 days)
 - Most recent direct deposit (EFT) (dated within the last 45 days)
 - Copy of the most recent Employment Insurance (EI) statement (dated within the last 45 days)
For self-employed income this may include:
 - Copy of first 4 pages of last two years filed T1 General Income Tax Return and the Two most recent related federal or Quebec Notices of Assessment (NOAs) and confirmation of personal income tax paid (if applicable)
 - Copy of the last two years T2 Corporation Income Tax Return forms and the most recent year Corporate Notice of Assessment and confirmation of Corporate Income Taxes paid if applicable
- 4. Full address of property, including legal description and postal code
- 5. Name, address, postal code, telephone and fax number of your lawyer/notary
- 6. For condominiums, you need the insurance statement from the syndicate of co-ownerships

This checklist is a guideline for information purposes only and is not a guarantee of approval. The above list is not exhaustive, additional documents and/or information may be requested when you apply for a mortgage. All applicants must satisfy CIBC lending criteria. Mortgages provided by CIBC Mortgages Inc. Some conditions and restrictions apply. The CIBC logo is a trademark of CIBC.
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RBC Royal Bank® offering preferred mortgage financing solutions for Andrin Homes, The Trails of Country Lane



Whether you're buying your first home, upgrading or investing, we can walk you through your options and help you find the solutions that best fit your needs.

Guaranteed approval of the mortgage for 24 months* from the time of application.

- We offer firm, final mortgage approvals for the purchase of your Andrin Homes, The Trails of Country Lane home. Once approved, you stay approved.
- HomeProtector® critical illness and life insurance may be available while your home is under construction, with no premiums payable until your mortgage is advanced.
- You may get approved for a capped interest rate for 24 months. You may be eligible to receive a reduced interest rate if rates are lower prior to your closing date.
- There are no application or appraisal fees.**
- Manage your home-equity borrowing with our flexible RBC Homeline Plan®. Apply only once and receive access to a credit limit of up to 80% of the value of your home.***
- Access professional advice from one of the world's largest and most reputable financial institutions, available where and when you want.



Andrea Gagliardi
Mortgage Specialist
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Contact us today for information or to apply for a mortgage approval where and when it's convenient for you.

* Applies to selected properties only and subject to meeting credit criteria of RBC Royal Bank. Mortgages may only be default insured if the closing date is within 36 months of approval.

** Not available for construction draw mortgages.

*** The lesser of the appraised value or the purchase price.

^ HomeProtector is an optional creditor's group insurance program, underwritten by The Canada Life Assurance Company, and is subject to terms, conditions, exclusions and eligibility restrictions. If a client who has been approved for HomeProtector critical illness or life insurance coverage experiences an eligible claim during the construction phase, benefits will only be paid when the mortgage is fully advanced. Clients may also apply for disability insurance coverage during the construction phase; if approved and the client experiences an eligible claim during the construction phase, benefits will only be payable if the disability continues beyond the date the mortgage is fully advanced and only for the period of disability after the date the mortgage is fully advanced, subject to the maximum benefit period. Please see the HomeProtector Certificate of Insurance for full details.

Personal lending products and residential mortgages are offered by Royal Bank of Canada and are subject to its standard lending criteria.

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† All other trademarks are the property of their respective owner(s). vps108206

RBC Royal Bank®

Mortgage Document Checklist



Whether you're buying a new home or simply refinancing your existing mortgage, certain documents are required to complete the transaction. By taking a moment to ensure that you have all the documents on this list, you'll help us to finalize your mortgage faster.

Buying a home?

Information that describes the property you are buying:

- Purchase and sale agreement
- Full Realtor.ca listing from realtor

Confirmation of your down payment:

- Savings or investments statement for the last 90 days
- Sale of an existing property — copy of the sale agreement
- Gift letter
- Withdrawal from RRSP under Home Buyers' Plan

Employment and income verification:

- Copy of latest pay slip
- T4(s)
- Letter of employment
- T1 General(s)
- Notice(s) of Assessment (NOA)
- Other income
 - Legal agreements to support a spousal or child support payment
 - Other compensation (disability pension, rental income, etc.)

Do you currently own your home?

Information related to your existing property/properties:

- Recent mortgage statement
- Most recent property tax bill/ statement
- Documents verifying heating costs and condo fees
- Legal description of your property (you can find this on your property tax statement or original purchase agreement)

Other information we may require

- Void cheque (for non-RBC® accounts)
- Name, address, telephone number of your solicitor/notary
- _____

As part of the mortgage application process, we may ask you additional questions relating to what you own and owe and whether you will be using the new property to generate income.

This sheet is for information purposes only and does not signify a formal approval.

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Ready
for you



A brand new home, and a brand new beginning.

When you purchase a new home from one of our TD approved builder sites, we will offer you peace of mind by holding your interest rate for 36 months from the date of credit application approval.



Ask me how

Karen Gleeson
Mobile Mortgage Specialist
Tel: 905-244-3322
KAREN.GLEESON@TD.COM



Mortgage
expertise
and more,
with BMO.



Congratulations on your new home!

As a purchaser of The Trails of Country Lanes by Andrin Homes, BMO can help you **make real financial progress** with these exclusive home financing solutions:

- Exclusive Builder **rate hold** for the selected term at the time of application.
- Peace of mind with **firm appraisals and approvals for the duration of the rate hold** (no income or credit report look backs).
- Option to **convert to a market rate** at closing and lock it for up to 130-days, the longest rate guarantee of any major Canadian bank.*
- **Make the most out of the borrowing request;** realize appreciated value from the contract date to closing, up to 80% of current market value.**
- Home financing options on assigned units

Solutions For Every Need:

- Options for investors, assignment sellers, Newcomers to Canada and Canadian Defense Community.

Home financing experts at your fingertips! Our specialists will guide you to make the best decision, now and in the future



ANDRIN

The Trails of Country Lanes

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Whitby, ON, L1P 0C1

Let's connect

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*Conditions apply. Full re-approval required if there is a change in term.

**New application required, subject to qualification at that time.



An exclusive mortgage offer for purchasers of new Andrin homes in Whitby

Andrin Homes has partnered with Meridian to offer purchasers of new homes in Whitby with an exclusive mortgage offer including:

A Mortgage Rate Hold for 18 Months!*

- Whether interest rates go up or down in the construction period, you get the lowest rate guaranteed.
- Contact Cindy.Oliver@MeridianCU.ca for current rates.
- A low-rate Flex Equity Mortgage Line that combines a traditional mortgage with a Home Equity Line of Credit. As you pay down the principal on your mortgage, the equity on your Home Equity Line of Credit increases.¹
- Get a great chequing account, free for 1 year (\$144 value)²
- Receive a 50-bps rate reduction off an unsecured term loan used for the purpose of making home upgrades.
- You can get cash back for up to 5%* of your mortgage principal, to a maximum of \$50,000.³



Take advantage of this exclusive mortgage offer today by contacting:

Cindy Oliver

Mobile Mortgage Specialist
Cindy.Oliver@MeridianCU.ca
Mobile: 289-221-2807

Meridian Credit Union is a full-service financial institution that offers Canadians exceptional banking features, services, security, and advice.



Meridian is Ontario's largest credit union and second largest in Canada, with over 370,000 Members.

*O.A.C. Rates are subject to change without notice. Quoted rates are based on blended payments of principal and interest and is the regulatory Annual Percentage Rate if there is no cost of borrowing other than interest. Interest is calculated half-yearly, not in advance. Additional premiums may apply in cases of a refinance, amortizations greater than 25 years, non-owner occupied, or other instances where application details may warrant it. Offer refers to posted rate, not special determined at time of application. Terms and Conditions apply. Limited time offer, subject to availability.

1 Terms and Conditions Apply.

2 Assumes Chequing Account Fee of \$12 per month.

3 Eligibility for cashback will depend on your down payment amount and mortgage term.