

Mortgage Commitment

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August 10, 2023 Lender Reference #: 1381147		FIRST NATIONAL FINANCIAL LP	
APPLICANT(S) Natasha Michinski Home: 613-898-0992 Bus: 613-798-5535		SUBJECT PROPERTY ADDRESS 15490 Ashburn Road Berwick, ON K0C1G0	
BORROWERS CURRENT ADDRESS 15490 Ashburn Road Berwick, ON K0C1G0		SERVICING ADDRESS 15490 Ashburn Road Berwick, ON K0C1G0	
DETAILS With reference to the above, First National is pleased to provide a mortgage loan offer under the following conditions:			
Loan	Terms	Payment	
Loan Amount	\$450,000.00	Mortgage Priority	First Monthly P&I \$1,868.85
Total Loan Amount	\$450,000.00	Int. Calculated	Semi-Annually Est Realty Taxes \$3,326.00
Valuation Fee	\$150.00	Interest Rate	2.900 % Taxes paid by Borrower
	Term	33 Month(s)	
	Amortization	30 years	
	Frequency	Monthly	
Closing Date: August 21, 2023 Interest Adjustment Date: August 21, 2023 Maturity Date: May 21, 2026 Commitment Expires: August 21, 2023			
CONDITIONS OF APPROVAL <ol style="list-style-type: none"> 1. Ontario Disclosure to Borrower required prior to funding. 2. Solicitor to provide the completed Identification Verification Form satisfactory to First National prior to funding. 3. Title to be taken in the name of Michinski, Natasha. 4. Until such time as Lender indicates otherwise, Borrower(s) to be responsible for all Realty Taxes. 5. Subject to satisfactory property valuation of \$610,000.00. 6. Subject to satisfactory confirmation of Income. 7. Spouse to consent to transaction. 8. Subject to signed and dated mortgage application. 9. Administration Fee: \$200.00. 10. Subject to no secondary financing. 11. Property shall be owner occupied as a single family residence in accordance with all zoning by-laws. 12. The penalty charged on existing mortgage # 1180876 will be \$2,239.69. Provided the new mortgage closes with First National at the blended rate, the penalty will be refunded. 13. Rate and Term are subject to change if deal does not close on the specified closing day. 14. Broker to confirm date of birth for Natasha Michinski via valid government issued photo identification and copy of the same to be submitted prior to closing. 15. Subject to 2021 and 2022 T4s or Year end paystub for Natasha Michinski to confirm minimum annual average income of \$88,418.86 along with current dated employment letter and paystub. (Variance not to exceed 20%). 16. Solicitor to disburse mortgage proceeds to pay out the following: RBC \$5,902.00, RBC \$15,100.00, RBC \$9,541.00, CIBC \$2,145.00, CIBC \$6,309.00 and balance to client to pay out common laws debts. 17. Solicitor to provide commitment to Title Insurance with water endorsement prior to closing. 18. Solicitor to confirm taxes. 19. Loan to value not to exceed 75.00% 			