

May 05, 2021

Lender Reference #: 1180876

FIRST NATIONAL

FINANCIAL LP

**APPLICANT(S)**Natashia Michinski
Justin ZanthHome: 613-898-0992
Bus: 613-798-5535
Bus: 613-731-9071**SUBJECT PROPERTY ADDRESS**15490 Ashburn Road
Berwick, ON K0C 1G0**BORROWERS CURRENT ADDRESS**15490 Ashburn Road
Berwick, ON K0C 1G0**SERVICING ADDRESS**15490 Ashburn Road
Berwick, ON K0C 1G0**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	\$420,000.00	Mortgage Priority	First	Monthly P&I	\$1,837.82
Total Loan Amount	\$420,000.00	Int. Calculated	Semi-Annually	Est Realty Taxes	\$3,181.00
		Interest Rate	2.290 %	Taxes paid by	Borrower
		Term	60 Month(s)		
		Amortization	25 years		
		Frequency	Monthly		

Closing Date: May 5, 2021

Interest Adjustment Date: May 5, 2021

Maturity Date: May 5, 2026

Commitment Expires: May 5, 2021

CONDITIONS OF APPROVAL

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. Both/All to sign as Joint Tenants
4. Until such time as Lender indicates otherwise, Borrower(s) to be responsible for all Realty Taxes.
5. Subject to satisfactory appraisal of \$547,000.00. The appraisal must be completed by an appraiser on First National's Approved Appraisers List.
6. Subject to satisfactory confirmation of Income.
7. Subject to signed and dated mortgage application.
8. Subject to no secondary financing.
9. Property shall be owner occupied as a single family residence in accordance with all zoning by-laws.
10. Broker to verify date of birth for Natasha Michinski via government issued photo identification.
11. Subject to receipt of trust ledger statement from the sale of 610 St. Lawrence Street, Prescott ON confirming the following was paid in full: *1st mortgage of \$237,809.
12. Subject to receipt of satisfactory confirmation that Natasha Michinski has a full-time permanent position earning a minimum annual salary of \$82,000. Current employment letter and paystub to be provided (both must be dated no earlier than 30 days prior to submission of live deal application).
13. Subject to receipt of *2019 and 2020 T4's* for Skyler Zanth confirming minimum annual income of \$40,000. Current employment letter and paystub to be provided supporting income (both must be dated no earlier than 30 days prior to submission of live deal application).
14. Subject to receipt of 2020 or 2021 Tax Bill confirming annual taxes do not exceed \$3,181 for subject property.
15. Solicitor to confirm that the only encumbrance registered to property at 15490 Ashburn Road, Berwick ON is mortgage of \$329,000 and is up to date and in good standing. Discharge Statement to be provided.