

August 10, 2023

Lender Reference #: 1381147

FIRST NATIONAL

FINANCIAL LP

**APPLICANT(S)**

Natashia Michinski

Home: 613-898-0992 why is my cell still on here if she wnted to get rid of me

Bus: 613-798-5535

SUBJECT PROPERTY ADDRESS15490 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

\$530-550,000 valuation

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. Title to be taken in the name of Michinski, Natashia.
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 Natashia 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 Natashia 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%

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