



1451 WELLINGTON

The Residences at Island Park Drive

We would like to congratulate you on the purchase of your new home at 1451 Wellington Street West

The Residences at Island Park Drive

As a condition of purchase, we ask that you provide us with a Mortgage Pre-Approval from one of these banks (**TD, BMO, RBC, Scotia Bank, CIBC, or National Bank**).

This Pre-Approval should state that your financial institution has qualified you for a mortgage loan amount equal to 75% of your total purchase price (your purchase price net of deposits).

The Mortgage Approval letter must be on the bank's letterhead and include the following information:

- The Purchaser(s) names on the pre-approval must match the names on the Agreement of Purchase and Sale
- The suite number and address of the property or reference to 1451 Wellington Street West
- The approved mortgage amount
- The name and signature of the person from the bank signing the approval

A statement of net worth in excess of the purchase price net of deposits will suffice as well, so long as it is provided on formal bank letterhead.

Please note that **Mortgage pre-approvals from Mortgage Brokers will not be accepted.**

Once received, please email your mortgage pre-approval letter or statement of net worth, to:

1451Wellington@MizrahiDevelopments.ca

Should you have any questions, please do not hesitate to contact us by email at 1451Wellington@MizrahiDevelopments.ca

Please note this requirement must be satisfied during the 10-day cooling period.

Sincerely,

Mizrahi Developments