

Proposal Letter



Condo Corporation Financing

Condominium Corporation [REDACTED]
[REDACTED] Mississauga, ON,
[REDACTED]

Regarding: Financing to replace windows [REDACTED] Mississauga.

Thank you for allowing Dominion Lending Centres to source a lender for your upcoming condo renovation. I am pleased to confirm you're approved for construction financing in the amount of [REDACTED]

We have a two-stage option for you which we believe will save you the most over the construction phase as well as provide a successful repayment plan once construction has been completed.

Stage 1 – Multiple draw operating demand loan. This option you only draw on what is required and pay interest only on what has been drawn. Once you draw the entire amount of the demand loan we convert you into an amortized term loan with the same lender.

Operating demand loan details

Approved: up to [REDACTED]

Rate: Prime plus +1.00%

Minimum payment required: Interest only for a maximum of 6 months from the date of the first draw.

Penalty: No repayment penalty

Stage 2 – Committed term loan, this loan is best to take out once construction is 100% complete. This will provide you with the lowest rate over the next 10 years.

Committed term loan details

Approved: up to [REDACTED]

Fixed rate terms with monthly payment:

1 year 4.00% = [REDACTED]

2 year 4.13% = [REDACTED]

3 year 4.27% = [REDACTED]
4 year 4.35% = [REDACTED]
5 year 4.41% = [REDACTED]

Rates were quoted as of 03/06/20019 and are subject to change. Rates based off cost of funds plus 1.85%.

Amortization: 10 years

Penalty: In term the cancellation fee will be the above rate plus .05% calculated to the end of the term.

Pre-Payment: Up to 10% of the original balance, annually.

For further details on both stage options please see our lenders term sheet attached to this proposal.

Fees

- Lender Fee: \$3,000.00
- Annual lender review fee: ~~\$500.00~~ (waived)
- Broker fee: \$15,000.00
- Demand loan per draw fee: \$250.00
- Lawyer fees: \$1,800.00 (approx)

Dated at _____ this _____ day of _____, 20____.

Applicant

Witness

Presented by:

Cameron Mackie - Mortgage Broker
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