



Alain Lavoie  
Broker  
License No: 12347  
Capital Home Lending  
416.419.0359  
alain@capitalhomelending.ca



Will Wilkinson  
Sales Representative  
RE/MAX Hallmark Realty LTD., Brokerage  
416-414-9887  
wbwilkinson@gmail.com  
http://www.woodsmanwill.com



List Price: \$669,900.00  
21 Pirandello St #1240

Minimum down payment required:

**\$41,990.00**

Purchase Price: \$669,900.00  
Amortization: 25 years  
Bank of Canada  
Qualifying Rate: 4.79%



\*Minimum downpayment < \$500,000 = 5%, thereafter > \$500,000 = 10%

Down Payment Options	6.27% (Min*)	10%	15%	20%
Our Mortgage Rates:	1.75%	1.75%	1.75%	1.85%
Down Payment:	\$41,990.00	\$66,990.00	\$100,485.00	\$133,980.00
Mortgage Amount:	\$627,910.00	\$602,910.00	\$569,415.00	\$535,920.00
Genworth Mortgage Insurance	\$25,116.40	\$18,690.21	\$15,943.62	\$0.00
Fee: Total Mortgage and Insurance	\$653,026.40	\$621,600.21	\$585,358.62	\$535,920.00
<b>Mortgage Payment:</b>	<b>\$2,687.11</b>	<b>\$2,557.80</b>	<b>\$2,408.67</b>	<b>\$2,230.76</b>
Property Taxes:	\$238.38			
Condo Fees:	\$389.64			
Utilities:	\$0.00			
<b>Total Monthly Shelter Expenses:</b>	<b>\$3,315.13</b>	<b>\$3,185.82</b>	<b>\$3,036.69</b>	<b>\$2,858.78</b>
<b>Annual Gross Income Required:</b>	<b>\$127,801.53</b>	<b>\$122,292.67</b>	<b>\$115,939.70</b>	<b>\$107,273.35</b>



The above information is believed to be correct but is not guaranteed and therefore should not be relied on without verification. Please contact your VERICO Mortgage Broker for more information. Each VERICO Broker is an independent owner and operator.

