



9 LANNI CRT Toronto, Ontario M9R4B6

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Report

July 31, 2023

Purchase Summary

| | |
|--------------------|--------------------------|
| Home Price | Down Payment (25.00%) |
| \$1,899,999 | \$475,000 |

| | |
|-----------------------|--------------------|
| Mortgage Amount | |
| \$1,424,999 | |
| <hr/> | |
| Home Price | \$1,899,999 |
| Down Payment | \$475,000 |
| <hr/> | |
| Total Mortgage Amount | \$1,424,999 |

Total Monthly Cost

\$8,891

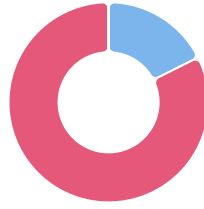
| | |
|--------------------|-------------------|
| Mortgage Payment | \$8,378 / Monthly |
| Increased Payment | n/a |
| Property Tax | \$412.54 |
| Heat | \$100 |
| Other Expenses | \$0 |
| <hr/> | |
| Total Monthly Cost | \$8,891 |

Mortgage Summary



Monthly

\$8,378.48



| | |
|-----------------|------------|
| Principal | \$1,475.54 |
| Interest | \$6,902.94 |
| Extra Principal | \$0.00 |

Total Payment \$8,378.48



Mortgage Amount

\$1,424,999



Fixed

5.89%



Term

60 Months



Balance end of Term

\$1,323,023



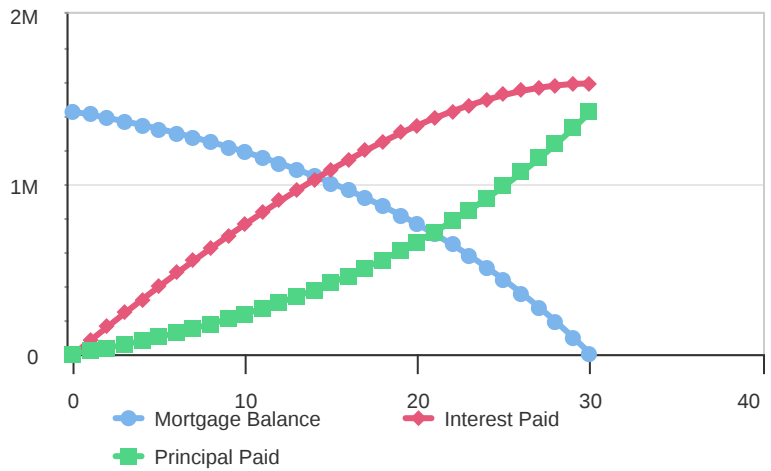
Amortization

30 Years

Term Summary

| | |
|----------------------|---------------------|
| Principal Paid | \$101,976.37 |
| Interest Paid | \$400,732.13 |
| Extra Principal | \$0.00 |
| Total Payment | \$502,708.50 |

Amortization Graph



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Details

| | | | |
|---------------------|---------|------------------------|-----------|
| Payment Frequency | Monthly | Effective Amortization | 30 Years |
| Extra Payment | n/a | Time Saving | No Change |
| Annual Payment | n/a | Term Interest Saving | n/a |
| One-Time Prepayment | n/a | Total Interest Saving | n/a |
| Trigger Rate | n/a | | |

Amortization Schedule

| Year | Balance Remaining | Annual Interest Paid | Annual Principal Paid | Annual Paid | Total Interest Paid | Total Principal Paid | Total Paid |
|------|-------------------|----------------------|-----------------------|-------------|---------------------|----------------------|-------------|
| 1 | \$1,406,901 | \$82,443 | \$18,099 | \$100,542 | \$82,443 | \$18,099 | \$100,542 |
| 2 | \$1,387,720 | \$81,361 | \$19,180 | \$100,542 | \$163,804 | \$37,279 | \$201,083 |
| 3 | \$1,367,394 | \$80,215 | \$20,327 | \$100,542 | \$244,019 | \$57,606 | \$301,625 |
| 4 | \$1,345,852 | \$79,000 | \$21,542 | \$100,542 | \$323,020 | \$79,147 | \$402,167 |
| 5 | \$1,323,023 | \$77,713 | \$22,829 | \$100,542 | \$400,732 | \$101,976 | \$502,709 |
| 6 | \$1,298,829 | \$76,348 | \$24,193 | \$100,542 | \$477,080 | \$126,170 | \$603,250 |
| 7 | \$1,273,190 | \$74,902 | \$25,639 | \$100,542 | \$551,983 | \$151,809 | \$703,792 |
| 8 | \$1,246,018 | \$73,370 | \$27,172 | \$100,542 | \$625,352 | \$178,981 | \$804,334 |
| 9 | \$1,217,222 | \$71,746 | \$28,796 | \$100,542 | \$697,098 | \$207,777 | \$904,875 |
| 10 | \$1,186,705 | \$70,025 | \$30,517 | \$100,542 | \$767,123 | \$238,294 | \$1,005,417 |
| 11 | \$1,154,364 | \$68,201 | \$32,341 | \$100,542 | \$835,324 | \$270,635 | \$1,105,959 |
| 12 | \$1,120,091 | \$66,268 | \$34,274 | \$100,542 | \$901,592 | \$304,909 | \$1,206,500 |
| 13 | \$1,083,768 | \$64,219 | \$36,322 | \$100,542 | \$965,811 | \$341,231 | \$1,307,042 |
| 14 | \$1,045,275 | \$62,049 | \$38,493 | \$100,542 | \$1,027,860 | \$379,724 | \$1,407,584 |
| 15 | \$1,004,482 | \$59,748 | \$40,794 | \$100,542 | \$1,087,608 | \$420,518 | \$1,508,126 |

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Amortization Schedule (Continued)

| Year | Balance Remaining | Annual Interest Paid | Annual Principal Paid | Annual Paid | Total Interest Paid | Total Principal Paid | Total Paid |
|------|-------------------|----------------------|-----------------------|-------------|---------------------|----------------------|-------------|
| 16 | \$961,250 | \$57,310 | \$43,232 | \$100,542 | \$1,144,918 | \$463,750 | \$1,608,667 |
| 17 | \$915,434 | \$54,726 | \$45,816 | \$100,542 | \$1,199,644 | \$509,565 | \$1,709,209 |
| 18 | \$866,880 | \$51,988 | \$48,554 | \$100,542 | \$1,251,631 | \$558,119 | \$1,809,751 |
| 19 | \$815,424 | \$49,086 | \$51,456 | \$100,542 | \$1,300,717 | \$609,575 | \$1,910,292 |
| 20 | \$760,893 | \$46,010 | \$54,531 | \$100,542 | \$1,346,728 | \$664,106 | \$2,010,834 |
| 21 | \$703,102 | \$42,751 | \$57,790 | \$100,542 | \$1,389,479 | \$721,897 | \$2,111,376 |
| 22 | \$641,858 | \$39,297 | \$61,244 | \$100,542 | \$1,428,776 | \$783,141 | \$2,211,917 |
| 23 | \$576,953 | \$35,637 | \$64,905 | \$100,542 | \$1,464,413 | \$848,046 | \$2,312,459 |
| 24 | \$508,169 | \$31,758 | \$68,784 | \$100,542 | \$1,496,170 | \$916,830 | \$2,413,001 |
| 25 | \$435,274 | \$27,647 | \$72,895 | \$100,542 | \$1,523,817 | \$989,726 | \$2,513,543 |
| 26 | \$358,022 | \$23,290 | \$77,252 | \$100,542 | \$1,547,107 | \$1,066,977 | \$2,614,084 |
| 27 | \$276,153 | \$18,673 | \$81,869 | \$100,542 | \$1,565,779 | \$1,148,846 | \$2,714,626 |
| 28 | \$189,391 | \$13,780 | \$86,762 | \$100,542 | \$1,579,559 | \$1,235,609 | \$2,815,168 |
| 29 | \$97,443 | \$8,594 | \$91,948 | \$100,542 | \$1,588,153 | \$1,327,556 | \$2,915,709 |
| 30 | \$0 | \$3,099 | \$97,443 | \$100,542 | \$1,591,252 | \$1,424,999 | \$3,016,251 |

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Closing Costs



Estimated Closing Costs

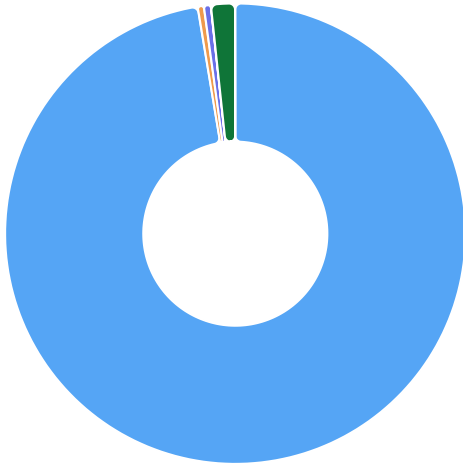
\$70,800

Home Price

\$1,899,999

Percentage of Home Price

3.73%



| | |
|--------------------------------|-----------------|
| Land Transfer Tax | \$68,950 |
| Appraisal | \$300 |
| Home Inspection | \$350 |
| Moving Costs | \$0 |
| Legal Fees | \$1,200 |
| Final Adjustments | \$0 |
| Estimated Closing Costs | \$70,800 |

Land Transfer Tax



Total Cost

\$68,950

| | |
|------------------|--------------------------|
| Location | Ontario + Toronto |
| Home Price | \$1,899,999 |
| First Time Buyer | No |



Ontario's land transfer tax is calculated based on the property value. The first \$55K at 0.5%, then from \$55K to 250K at 1%, the remaining up to \$400K at 1.5%, and the remaining balance up to \$2M at 2%. Also, since January 1st, 2017 the balance greater than \$2M is taxed 2.5%.

Also, if your property is located in Toronto, then there is an additional municipal land transfer tax. Fortunately, Ontario offers up to a maximum of \$4,000 rebate to first-time home buyers. Toronto also offers a rebate to first-time home buyers up to a maximum of \$4,475.

Fortunately, our tool does all the number crunching for you.

Report ID: VktuBzSfDh9p8l_XjFeT

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