



9 SHAMROCK AVE, Toronto, Ontario M8W1C7

Ali Sayeed

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Report

July 31, 2023

Purchase Summary

Home Price	Down Payment (20.00%)
\$1,479,000	\$295,800

Mortgage Amount	
\$1,183,200	
<hr/>	
Home Price	\$1,479,000
Down Payment	\$295,800
<hr/>	
Total Mortgage Amount	\$1,183,200

Total Monthly Cost

\$7,515

Mortgage Payment	\$6,957 / Monthly
Increased Payment	n/a
Property Tax	\$458.62
Heat	\$100
Other Expenses	\$0
<hr/>	
Total Monthly Cost	\$7,515

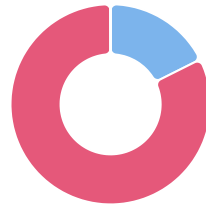
The calculations and estimated results in this report provide general information and are not intended as financial advice. The results are used for illustrative purposes and are subject to change without notice. This report simply gives you a good idea of your mortgage payments, costs and potential savings. Actual mortgage premiums, payment information and others payable are subject to the full set of underwriting policies and standards by each lender. For the complete TERMS and CONDITIONS visit <https://dominionlending.ca/privacy-policy/>

Mortgage Summary



Monthly

\$6,956.78



Principal	\$1,225.16
Interest	\$5,731.62
Extra Principal	\$0.00

Total Payment \$6,956.78



Mortgage Amount

\$1,183,200



Fixed

5.89%



Term

60 Months



Balance end of Term

\$1,098,527



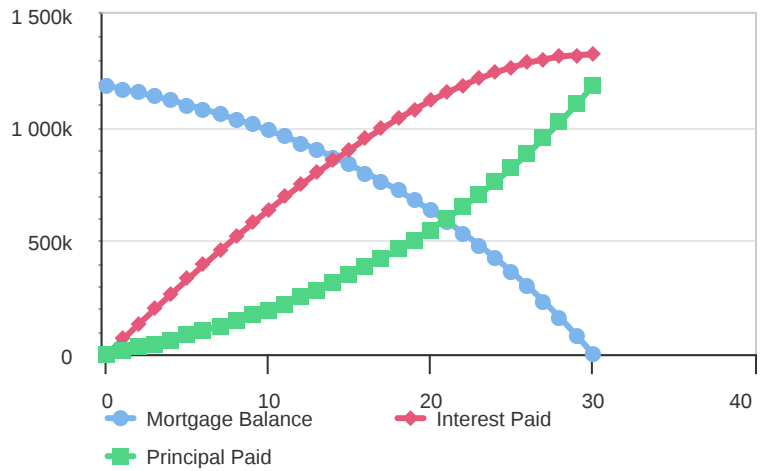
Amortization

30 Years

Term Summary

Principal Paid	\$84,672.63
Interest Paid	\$332,734.39
Extra Principal	\$0.00
Total Payment	\$417,407.03

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	\$1,168,172	\$68,454	\$15,028	\$83,481	\$68,454	\$15,028	\$83,481
2	\$1,152,247	\$67,556	\$15,926	\$83,481	\$136,009	\$30,953	\$166,963
3	\$1,135,369	\$66,604	\$16,878	\$83,481	\$202,613	\$47,831	\$250,444
4	\$1,117,483	\$65,595	\$17,886	\$83,481	\$268,208	\$65,717	\$333,926
5	\$1,098,527	\$64,526	\$18,955	\$83,481	\$332,734	\$84,673	\$417,407
6	\$1,078,439	\$63,393	\$20,088	\$83,481	\$396,128	\$104,761	\$500,888
7	\$1,057,150	\$62,193	\$21,289	\$83,481	\$458,320	\$126,050	\$584,370
8	\$1,034,589	\$60,920	\$22,561	\$83,481	\$519,240	\$148,611	\$667,851
9	\$1,010,679	\$59,572	\$23,910	\$83,481	\$578,812	\$172,521	\$751,333
10	\$985,341	\$58,143	\$25,339	\$83,481	\$636,955	\$197,859	\$834,814
11	\$958,487	\$56,628	\$26,853	\$83,481	\$693,583	\$224,713	\$918,295
12	\$930,029	\$55,023	\$28,458	\$83,481	\$748,606	\$253,171	\$1,001,777
13	\$899,870	\$53,322	\$30,159	\$83,481	\$801,929	\$283,330	\$1,085,258
14	\$867,909	\$51,520	\$31,961	\$83,481	\$853,449	\$315,291	\$1,168,740
15	\$834,037	\$49,610	\$33,872	\$83,481	\$903,058	\$349,163	\$1,252,221

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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	\$798,141	\$47,585	\$35,896	\$83,481	\$950,644	\$385,059	\$1,335,702
17	\$760,100	\$45,440	\$38,042	\$83,481	\$996,084	\$423,100	\$1,419,184
18	\$719,785	\$43,166	\$40,315	\$83,481	\$1,039,250	\$463,415	\$1,502,665
19	\$677,060	\$40,757	\$42,725	\$83,481	\$1,080,007	\$506,140	\$1,586,147
20	\$631,782	\$38,203	\$45,278	\$83,481	\$1,118,210	\$551,418	\$1,669,628
21	\$583,797	\$35,497	\$47,984	\$83,481	\$1,153,707	\$599,403	\$1,753,110
22	\$532,945	\$32,629	\$50,852	\$83,481	\$1,186,336	\$650,255	\$1,836,591
23	\$479,053	\$29,590	\$53,892	\$83,481	\$1,215,926	\$704,147	\$1,920,072
24	\$421,941	\$26,369	\$57,113	\$83,481	\$1,242,295	\$761,259	\$2,003,554
25	\$361,415	\$22,955	\$60,526	\$83,481	\$1,265,250	\$821,785	\$2,087,035
26	\$297,271	\$19,338	\$64,143	\$83,481	\$1,284,588	\$885,929	\$2,170,517
27	\$229,294	\$15,504	\$67,977	\$83,481	\$1,300,092	\$953,906	\$2,253,998
28	\$157,254	\$11,441	\$72,040	\$83,481	\$1,311,534	\$1,025,946	\$2,337,479
29	\$80,909	\$7,136	\$76,346	\$83,481	\$1,318,669	\$1,102,291	\$2,420,961
30	\$0	\$2,573	\$80,909	\$83,481	\$1,321,242	\$1,183,200	\$2,504,442

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Closing Costs



Estimated Closing Costs

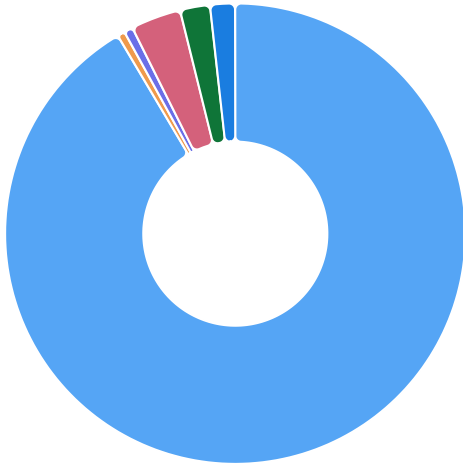
\$4,850

Home Price

\$1,479,000

Percentage of Home Price

0.33%



Land Transfer Tax	\$52,110
Appraisal	\$300
Home Inspection	\$350
Moving Costs	\$2,000
Legal Fees	\$1,200
Final Adjustments	\$1,000
Estimated Closing Costs	\$4,850

Land Transfer Tax



Total Cost

\$52,110

Location	Ontario + Toronto
Home Price	\$1,479,000
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.

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