



Mississauga Office

REALTY INC. BROKERAGE

FAX COVER SHEET

1177 Central Parkway West,
Golden Square, Unit 32
Mississauga, Ontario L5C 4P3
Bus: (905) 896-0002
Fax: (905) 896-1310

DATE June 10, 08

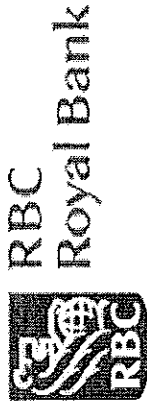
TO _____

FROM: Donna MaltATTN TomPAGE(S) 2 including this page.FAX # 905-273-7772

TEL # _____

SUBJECT:

Bank letter for buyer Tang,
Mia Ling, Suite #3204.



June 13, 2008

Ms. Miu Ling Tang and
Mr. Thomas Yuan
4733 Rosebush Road
Mississauga, Ontario
L5M 5H4

Dear Mr. and Mrs. Yuan:

Mortgage application number: 6008900000

Congratulations and thank you for choosing RBC Royal Bank® for your mortgage needs. I am pleased to confirm that you have been approved for a mortgage with Royal Bank of Canada as per the details and conditions we have discussed:

Mortgage Details:

Mortgage amount: \$215,215 based on the purchase price at \$331,100;

Amortization period: 25 years.

Interest rate: 5 year fixed rate at 6.65%

Payment Amount: \$1,403.94

Payment frequency: monthly

Interest adjustment date: December 18, 2011

First payment due date: January 18, 2012

Closing date: December 18, 2011

Property: Suite 3204, Parkside Village – Tower 1,
Mississauga, Ontario

CONDITIONS:

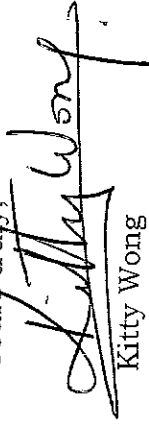
Please note that our approval of your mortgage is conditional upon us receiving the following documents as early as possible in order to complete the approval process :

- 1) Mr. Yuan's 2007 T4 & recent payslip ✓
- 2) A full set of purchase agreement; and ✓
- 3) Confirmation of down payment ✓
- 4) Lawyer's information.

Please notify us immediately if there is any change to your mortgage needs. If you have any questions or require any other information, please do not hesitate to contact me directly at 647-388-9728.

Once again, thank you for giving me the opportunity to look after your mortgage needs. On behalf of RBC Royal Bank please accept our very best wishes in your new home.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kitty Wong', with a stylized flourish at the end.

Kitty Wong
Mobile Mortgage Specialist
Cell: 647-388-9728
E-mail: kitty.wong@rbc.com

P. S. If you have any friends or relatives who are purchasing a home or renewing a mortgage, please refer them to me. I would be happy to help them any way that I can.