#1506

MORTGAGE APPROVAL

To: The Mortgage Alliance Company
Attn.: Zena Shekarabi
Date: Friday, October 07, 2005
Insurance Reference #: N/A

From: Scotia Express Service (Toronto)
Loan #: TMAMA30-21656-F
Lender Reference # A01 9194
Insurance Status : N/A

DETAILS OF MORTGAGE — MOHEB SHIDANI

Type: First | Amount: $ 149,175.00 | Term: 5 Yrs | Rate: 3.750 | Monthly Payment: $764.61
Frequency Requested: MONTHLY | Amortization: 25.00 Yrs. | Taxes: $166.67
Product: | Purpose: Purchase | Total: $931.28

Property: 3515 KARIYA Dr 1506, MISSISSAUGA, ON L4Z 1S4
Property Type: Apartment - High rise, One Storey
Applicant(s): MOHEB SHIDANI
Guarantor(s):

Commitment Expires:	October 13, 2005	Purchase/Value:	$198,900.00	This Mortgage:	$149,175.00
Closing Date:	~~February 01, 2008~~	Downpay/Equity:	$49,725.00	Insurance Premium:	$0.00
Int. Adj. Date:	Dec. 31/08	Other Mortgages:	$0.00	Total Mortgage:	$149,175.00

TERMS OF MORTGAGE

REFER TO ATTACHED SCHEDULE "A" FOR CONDITIONS OF APPROVAL

LENDER AUTHORIZATION

All of our normal requirements and, if applicable, those of the mortgage insurer must be met. All costs, including legal, survey, mortgage insurance, etc. are for the account of the applicant(s). The mortgage insurance premium (if applicable) will be added to the mortgage. This mortgage is subject to the details, terms outlined as well as the conditions described on the attached Schedule A.

Approved by: *Michael Fong*
Scotia Express Service (Toronto)

CLIENT ACCEPTANCE

I/we the undersigned applicant(s) accept the terms of this mortgage as stated above and agree to fulfill the conditions of approval as outlined on the attached Schedule A to the lender's satisfaction. I/we further certify that the information given on the mortgage application is true and correct.

[Applicant] _____ [Co-Applicant] _____

Date: _____ Date: _____

Scotia Express Service (Toronto)
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