#1808

MORTGAGE COMMITMENT

FIRST NATIONAL
FINANCIAL CORPORATION

100 University Avenue
Suite 700, North Tower
Toronto, Ontario
M5J 1V6

Date: November 21, 2005
Mortgage Number: 2080173

Name of applicant(s): Edward M Lee Ah Yen Maureen Lee Ah Yen Monique Lee Ah Yen

Street Address: 40 Customline Drive

City: Brampton Province: Ontario Postal Code: L7A 3C2

Telephone Home: (905) 495-2327 Business: (905) 612-7245

Your application for a First [X] Conventional [ ] CMHC/GEMICO

Mortgage Loan has been approved subject to the conditions listed below

Civic Address of Property to be mortgaged:
3515 Kariya Drive #1808
Mississauga, Ontario L7A 3C2

Legal description of Property to be mortgaged: ..

BASIC LOAN (CMHC/GEMICO)	$ 130,000.00	Interest Rate	To be set on 08/03/08	Monthly Payments of Principal and Interest (See Below)	$ To be set	First Payment Date: January 1, 2009
Ins. Prem./Fee (See Below)	$ 0.00	Term	60 Months	Plus Taxes (See Below)	$ TBA	Estimated Annual Taxes: $ 1,400.00
TOTAL LOAN.	$ 130,000.00	Amortization Period	25 Yrs.	Life Insurance Premium	$ TBA	Maturity Date: December 1, 2013
P.S.T. G.S.T. $ N/A	Interest Calculated: Semi-Annually	Interest Adjustment Date: December 1, 2008		TOTAL MONTHLY PAYMENT	$ To be set	Processing/Appraisal fee: $ 0.00

Mortgagors:
Edward M Lee Ah Yen
Maureen Lee Ah Yen
Monique Lee Ah Yen

Mortgagee's Solicitors:
James Garvie
Mccabe, Filkin & Garvie Llp
350 Rutherford Rd S Plaza 2 #
Brampton,
~~905-452-7400~~

Other Terms and Conditions

1. Privileges: 15% + 15% + DoubleUp
2. Statement of Mortgage required prior to funding.
3. Both/All to sign as Joint Tenants.
4. Borrower(s) to be responsible for all Realty Taxes.
5. Subject to satisfactory appraisal of $173,400
6. Subject to satisfactory confirmation of downpayment.
7. Subject to satisfactory confirmation of income.
8. Circle payment option: Weekly Bi-Weekly Monthly Semi monthly
   IF WEEKLY, the first payment will be Dec 8, 2008
   IF BI-WEEKLY, the first payment will be Dec 15, 2008
   IF MONTHLY, the first payment will be Jan 1, 2009
   IF SEMI MONTHLY, the first payment will be Dec 16, 2008
9. Subject to no secondary financing.
10. Subject to signed and dated mortgage application.
11. Interest rate to be set 120 days prior to closing. Borrower(s) to re-qualify at the then current interest rate.Final approval is subject to meeting First National's lending standards for property eligibility, credit history, employment income and down payment verification 120 days before closing.
12. Property shall be owner occupied as a single family residence in accordance with all zoning by-laws.
13. Receipt of satisfactory purchase agreement including all addendums.
14. Solicitor to provide latest audited condominium financial statements, certificate of insurance and status certificate satisfactory to First National. Subject to receipt of New Home Warranty Certificate.
15. Final approval is subject to meeting First National's lending standards for property eligibility, credit history, employment income and down payment verification 120 days before closing.
16. Solicitor to confirm that the only encumbrance registered to 40 Customline Drive, Brampton ON is FirstLine 1st Mtg of approximately $291,000 with monthly payments $2,090 is up to date and in good standing.
17. Subject to receipt of 2005 and 2007 Notice of Assessments for all 3'applicants confirming a combined annual income of $147,255 with no income tax arrears outstanding.

Applicant(Initials)
Co-Applicant(Initials)