#1809

BMO Bank of Montreal

Name: HOWARD KWAN

Address:

Date: OCT 17, 05

Security Address: SUITE 1809 - "EVE" 3515 ~~KARI~~ KARIYA DR. BUILDER - AMACON MISSISSAUGA ONT

Closing Date/Disbursement Date: ~~7~~ Dec 2008.

We are pleased to advise you that you have been approved for a mortgage loan of $ 170925. (including CMHC premium of $ ________) to be secured by the 1st mortage on the above property

The rate ~~will be~~ ______ % per annum at the closed/open term of ______ month/year.

The rate will be prime rate, currently at 4.5 %, subject to fluctuation.

The mortgage will have an amortization of ______ years and the instalment is approximately $ ______ ~~(per month/per every two weeks/per week)~~

The rate will be prime rate less 0.375% currently at ______ %, subject to fluctuation. A special promotion ~~rate at prime rate less 2.25% will be offered for the first 3 months. The mortgage~~ will have a term of 72 months and at closed for the first 3 years and open for the remaining term.

The ~~rate is~~ guaranteed for 90 days from the date hereof or the sales ~~closing date / disbursement~~ date whichever is ~~sooner. Mortgage rate is subject~~ to change if the funds are not advanced within the rate guarantee period or another mortgage option being choosed.

This approval is conditional upon our receipt of .

- [x] Satisfactory credit report
- [x] Satisfactory verification of income and employment
- [x] Satisfactory down payment verification
- [ ]
- [x] Satisfactory property inspection/appraisal
- [ ] Satisfactory CMHC/GE approval
- [x] Accepted purchase agreement & listing
- [ ]

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that adversely affect its value

Thanking you for choosing BMO - Bank of Montreal for your mortgage financing

Alan Chu (Cell: 416-518-8831)
Mortgage Specialist
BMO – Bank of Montreal