Th. Bank of Nova Scotia
Highway 10 & Kirwin Branch
3295 Kirwin Avenue
Mississauga, Ontario
Canada L5A 4K9
Tel: (905) 276-5900
Fax: (905) 276-2875

Eve#2009

Scotiabank Group

October 24, 2007

Maida Hotilovac
Adis Mrakovic
405-195 Forum Drive
Mississauga, ON
L4Z 3M5

Dear Maida Hotilovac and Adis Mrakovic

Congratulations! You have been conditionally approved for a Scotia ® Mortgage!

We are pleased to confirm that you qualify for a residential first mortgage on your principal residence 3515 Kariya Drive suite 2009 anticipated date for closing on October 15 2008, based on the information you provided.

Mortgage:	$234,360
CMHC insurance:	$4,687.20
Mortgage Loan Amount:	$23,9047.20

This conditional mortgage approval and the interest rate shown above are valid for a period of up to 120days from the date of your application,, unless you have applied for the Scotia Flex Value Mortgage product, which does not provide for a rate guarantee. If your mortgage advances within the guaranteed period and the interest rates are lower on the advance date you will receive the lower rate. Please note that if you change the mortgage term selected, or if the interest rate changes, the mortgage loan amount may require revision.

In order to finalize your mortgage, we will obtain an appraisal report to confirm that the home meets our residential mortgage standards and maximum permitted loan amounts. In addition, we will need you to provide us with the following documents:

- Verification of your income, employment, and required equity, satisfactory to us.
- For purchase transactions, a copy of the signed and accepted Agreement of Purchase and Sale.
- For switch transactions, a copy of an offer of renewal or payout statement from your existing lender.

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Any reduction in income or increase in the estimated property taxes, heating costs or condominium fees from the amounts in your application may result in a reduction in the amount approved.

For terms less than 3 years, you must qualify at the greater of the 3-year interest rate or the actual interest rate chosen. Changes to the mortgage term or interest rate may require revision to the mortgage amount available.

Pleas note that Genworth Financial Canada(Genworth) or Canada Mortgage and Housing Corporation (CMHC) must insure loans in excess of 80% o the home's value. The mortgage loan amount stated includes any Genworth/CMHC insurance premiums that maybe required. For insured mortgages, the requirements of the mortgage insurer must also be met.

Thank you for choosing Scotiabank to look after your mortgage needs.

Yours truly,

A432

Stuart Alexander
Senior Personal Banking Officer