

The Bank of Nova Scotia
Attn: 2 Yellow Avenues
160 Yellow Avenues Blvd.
Brampton, Ontario
Canada L6R 0M5
Tel: (905) 792-5150
Fax: (905) 792-5140



May 10, 2008

Ms. Kuljit K. Manget
4 Gem Way
Brampton, Ontario
L6P 1X4

Dear Ms. Manget:

We are pleased to advise that based on the information you provided, you qualify for a residential first mortgage for the property located at #2207, 3515 Kariya Drive, Mississauga, Ont. as follows:

Mortgage Loan Amount: \$238,675.00
Term: 3 years closed, amortized over 25 years
Interest rate: 7.00%, calculated semi-annually not in advance

This mortgage pre-approval and the interest rate shown above are valid for a period of up to 120 days from the date of this application. If the interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced 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.

This mortgage loan is subject to the following further conditions:

- The home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on estimated taxes, heating and condo fees provided.
- The mortgage loan amount stated includes any CMHC/Genworth insurance premiums that may be required. CMHC or Genworth must insure loans in excess of 80% of the home's value.
- If the term chosen is less than 3 years, you must qualify at the greater of the 3 year posted rate or the actual interest rate chosen.

Thank you for applying for a pre-approved mortgage with Scotiabank. Please contact us when you find the home that meets your needs, or if you have questions on this or any other financial matter.

Yours truly,


Sandeep S. Bhatia
Sr. Personal Banking Officer

Env # 2207