Masonv ace
1680 Ric...ond Street North, Box 99
London, Ontario
Canada N6G 3Y9
Tel: (519) 667-9014
Fax: (519) 667-1808

Eve # 2701

Scotiabank

October 2, 2007

Mr. Nam Ma

Dear Nam:

CONGRATULATIONS! You have been pre-approved for a ScotiaMortgage!

We are pleased to advise that based on the information you provided, you qualify (1) for a residence first mortgage on a principal residence as follows:

Mortgage Loan Amount (2): $141,000.00

Interest Rate: 5.64000%, calculated semi-annually not in advance.

Term (3): 5 year, closed

Reference: Suite No. 2701
3515 Kariya Drive, Missisauga
Closing aprox estimated: December 2008

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 interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and 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.

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 any questions on this or any other financial matters.

Yours truly,

Christina Krzyzewski
Scotiabank Representative
519-667-9807

---

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment income, required equity, and a maximum permitted loan amounts. It is also based on the estimated taxes, heating costs and condo fees provided.
2. The mortgage loan amount stated includes and CMHC/GEMICO insurance premiums that may be required. Canada Mortgage and Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 75% of the home's value.
3. 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.

OK