

#2803

 Bank of Montreal
2005-11-03

BMO Bank of Montreal
Hiway Centre
1375 Weber St. East
Kitchener, ON
N2A 3A7

Mr. Michael Fernando Ferreira
195 Fairway Rd, N
Kitchener, Ontario
N2A 2N7

Dear Mr. Ferreira:

Re: Purchase of Unit 2903-3515 Kariya Drive, Mississauga

Further to your request, we are pleased to advise that BMO Bank of Montreal has approved your application for a Conventional mortgage in the amount of \$133,800.00. This amount represents 75% of the purchase price of \$178,400.00.

Please be advised that this mortgage approval is held until the 3rd May, 2007 and is based on the current credit bureau trades, balances and your existing employment information. Since the proposed closing date for your condo is December, 2008, we will be required to update your application, employment, income and credit bureau report at the end of the 18 month holding period, 3rd May 2007. Should there be any changes in any of these areas, we will have to requalify you according to our banking guidelines.

Should you have any questions concerning this matter, you may contact me during regular business hours at 748-1141 or Delia Berry, Mortgage Specialist after hours and on weekends at 632-9996.

We appreciate your business a look forward to helping you with more of your financial needs.

Sincerely,



Cindy Lau
Financial Service Manager.