3007

MORTGAGE APPROVAL

To:	The Mortgage Alliance Company	From:	Scotia Express Service (Toronto)
Attn.:	Zena Shekarabi	Loan #:	TMAMA30-21582-F
Date:	Friday, October 07, 2005	Lender Reference #	A01 9196
Insurance Reference #:	N/A	Insurance Status :	N/A

DETAILS OF MORTGAGE - HAMID SHARIATI

Type: First	Amount: $ 195,675.00	Term: 5 Yrs		Rate: 3.750		Monthly Payment:	$1,002.94
Frequency Requested:	MONTHLY	Amortization: 25.00 Yrs.				Taxes:	$216.67
Product:		Purpose: Purchase				Total:	$1,219.61

Property: 3515 KAIYA Dr 3007, MISSISSAUGA, ON L4Z 1S4

Property Type: Apartment - High rise, One Storey

Applicant(s): HAMID SHARIATI

Guarantor(s):

Commitment Expires:	October 13, 2005	Purchase/Value:	$260,900.00	This Mortgage:	$195,675.00
Closing Date:	~~February 01, 2008~~	Downpay/Equity:	$65,225.00	Insurance Premium:	$0.00
Int. Adj. Date:	Dec 31. 08	Other Mortgages:	$0.00	Total Mortgage:	$195,675.00

TERMS OF MORTGAGE

REFER TO ATTACHED SCHEDULE "A" FOR CONDITIONS OF APPROVAL

LENDER AUTHORIZATION

All of our normal requirements and, if applicable, those of the mortgage insurer must be met. All costs, including legal, survey, mortgage insurance, etc. are for the account of the applicant(s). The mortgage insurance premium (if applicable) will be added to the mortgage. This mortgage is subject to the details, terms outlined as well as the conditions described on the attached Schedule A.

Approved by: *Michael Fong*
Scotia Express Service (Toronto)

CLIENT ACCEPTANCE

I/we the undersigned applicant(s) accept the terms of this mortgage as stated above and agree to fulfill the conditions of approval as outlined on the attached Schedule A to the lender's satisfaction. I/we further certify that the information given on the mortgage application is true and correct.

[Applicant] ____________________ [Co-Applicant] ____________________

Date: ____________________ Date: ____________________

Scotia Express Service (Toronto)
625 Cochrane Drive, Unit 201 , Markham, ON L3R 9R
Phone: 905.470.4150 Fax: 905.470.4168