



Thursday, October 13, 2005

MARIO ANGEL
SUITE 1709 4450 TUCANA CRT
MISSISSAUGA, ON
L5R 3R4

Residential Mortgage Application
00443292550

THANK YOU FOR CHOOSING RBC ROYAL BANK

We are pleased to advise you are pre-approved¹ for a mortgage subject to the conditions outlined below. Please review the boxed information outlining the important details of our discussion.

Mortgage Amount² : \$ 104,900.00 Amortization : 25 yrs
Interest Rate³ : 5.800% Term : 5 yrs Closed

Payments⁴ : \$685.45 Monthly

Closing / Expiry Date : ~~Monday, January 02, 2006~~ **October 2008**

UNIT 307 @ AMACON DEVELOPMENT (HUPANACIO) "EJE"

Your interest rate is guaranteed until the earlier of ~~January 02, 2006~~⁵ or the date your mortgage is advanced. If interest rates change during this period, you will receive our lowest posted rate for the term selected.

Please notify us immediately if there are any changes to your mortgage needs.

If you have any questions or require any other information, please do not hesitate to contact me directly.

Thank you for choosing RBC Royal Bank.

Sincerely,

Ashraf Yacoub
Mortgage Specialist,
Royal Bank of Canada
(416) 606-4721

(1) Your mortgage application will be subject to our standard lending criteria as well as the criteria of a mortgage default insurer if applicable. We recommend that you do not waive a financing condition in an offer to purchase until we formalize our approval.

(2) Mortgage amount is inclusive of mortgage default insurance if selected.

(3) The interest rate is calculated semi-annually, not in advance.

(4) Payment subject to change and includes property taxes and HomeProtectSM Insurance if selected.

(5) Should your rate commitment expire, you will need to contact us if you wish to obtain a new rate commitment. This letter replaces any previous rate commitments provided by RBC Royal Bank.

TM Trademark of Royal Bank of Canada. RBC and Royal Bank are registered trademarks of Royal Bank of Canada.

® Registered Trademark of Royal Bank of Canada, RBC Insurance Services Inc. and the Canada Life Assurance Company, licensees of the HomeProtectSM trade-mark.