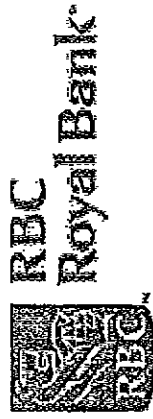


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**Alex Wong**

Mortgage Specialist

Tel: (416) 414-1888 Pager: Fax: (416) 391-2939 Email: alex.m.wong@rbc.com

September 08, 2006

ARLENE LIM and STEVE KHAN
3264 RAINDANCE CRES
MISSISSAUGA, ON L5N 8L8

Dear ARLENE and STEVE:

RE: Purchase of 308 - 3515 KARIYA DRIVE MISSISSAUGA, ON

Congratulations on making one of the most important and exciting financial decisions of your lifetime in purchasing a new home and thank you for choosing RBC Royal Bank as your mortgage provider. I'm very pleased to confirm our approval of mortgage financing in the amount of \$176,550.00. In addition to providing mortgage financing, Royal Bank will pay on your behalf the appraisal fee and or CMHC / GE Capital application fee if applicable.

Our figures are based on a purchase price of \$235,400.00 with a downpayment of \$58,850.00. If you choose to increase your downpayment between now and the closing date, you can do so without penalty or fee.

Royal Bank has guaranteed the 3 year term, at the interest rate of 6.500%, with BI Weekly Accelerated payments of \$591.29 including principal, interest and Life and Disability Insurance if applicable, until December 30, 2008. Your payment amount is based on a 25 year amortization period (which is the life of the mortgage). However, you can choose your amortization period in monthly increments.

Note for existing RBC clients:

Your existing mortgage is not up for renewal with us until N/A , which means that upon obtaining this new mortgage with us, you will be charged a prepayment charge representing the difference between your current interest rate and the new rate in effect at the time your new mortgage is advanced. We will be able to quote the amount to you prior to the closing of your new home. Please ensure that you plan for this prepayment charge, as this amount will be in addition to any closing costs at that time.

Prior to our advancing funds for your mortgage the following conditions must be satisfied:

☒ Verification of employment and income
☒ Verification of downpayment (Firm sale of the property: 3264 Raindance Crescent, Mississauga, prior to closing. A copy of sale agreement to be provided.)
☐ Property appraisal
☒ Other: Application documents to be completed.

Before the funds are advanced, the lawyer must examine title, review the survey, and report that everything is satisfactory. The sale must be closed in accordance with the terms set out in your purchase agreement.

Royal Bank also offers "Free Home Protector Insurance" upon acceptance and approval of the insurance coverage until the closing date of your new home.

ADDITIONAL FEATURES AVAILABLE WITH YOUR MORTGAGE ARE AS FOLLOWS:

PAYMENT FREQUENCY -

Choose the day of the week or the date of the month weekly, bi-weekly, monthly, or semi-monthly.

LUMP SUM PAYMENTS -

Prepay up to 10% of the original amount of your mortgage once in every twelve-month period.

DOUBLE-UP PAYMENTS -

On any or every payment date, prepay any amount between \$100 and the equivalent of your regular mortgage payment applied directly to the principal balance of your mortgage.

HOME PROTECTOR INSURANCE -

Life insurance and disability insurance protection.

SKIP A PAYMENT -

Once every twelve months you have the option to skip principal and interest payments if your mortgage is up to date and not in arrears. Your current mortgage balance, together with the amount of payment you wish to skip cannot exceed the original amount of your mortgage.

If there is anything that you need assistance with, please feel free to get in touch with me. I will be happy to work with you in order to facilitate matters pertaining to your mortgage with us. I hope that I have been helpful and that you are satisfied with the level of service provided by the team at RBC Royal Bank.

If you know of any of your friends, relatives, neighbors or colleagues at work that may be in the market for a mortgage, I would be delighted to assist them. Referrals are very important to me and I am committed to providing top-notch service to anyone you may refer to me.

Once again, thank you for providing me with the opportunity of looking after your mortgage needs and I wish you the best of success with your upcoming move.

Yours in mortgages,



Alex Wong
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