



Jennifer Hinds Cell: (416) 409-3160 Fax (416) 502-9735

July 28/06

J. Machio and N. Kinyua
310-75 Windermere
Toronto Ontario
M6S-3J5

Dear John and Nancy,

Congratulations! RBC Royal Bank is pleased to advise that your mortgage has been *approved* as follows:

Applicant:	John Machio and Nancy Kinyua
Property:	Suite 505, 3515 Kariya Drive, Mississauga Ont.
Purchase Price:	\$183,400
Down Payment	\$45,850
1st Mortgage	\$137,500
Total Mortgage	\$137,500

Mortgage Type:	Fixed
Interest Rate:	6.95% capped for 3 years
Mortgage Payment Amount	\$959.18
Frequency	Monthly, Weekly, Biweekly (to be discussed)
Term	5 years
Amortization	25 years
Closing Date	July 2009

Special Feature:

Confirmation of deposit is required. Please note that rate can be negotiated 90 days prior to registration. Life and Disability Insurance is free until closing.

Thank you for choosing Royal Bank. We appreciate your business! Please feel free to give me a call at (416) 409-3160 if you have any questions.

Sincerely,

Jennifer Hinds
Mobile Mortgage Specialist