



HSBC Bank Canada

HSBC CHASE SQUARE
UNIT #18 1675 THE CHASE
MISSISSAUGA ON L5M 5Y7

ANGELA KIT YEE CHAN
PINNY PIN YEE CHAN
16-2766 FOLKWAY DRIVE
MISSISSAUGA ON L5L 3M3

1 Jun 2009

Thank you for choosing HSBC Bank Canada. Your application has been approved for a mortgage loan on the terms and conditions set out in the attached Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement. To accept these terms and conditions, the Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement must be signed by all parties and returned to us. Please return it to us at least five days prior to your scheduled mortgage completion date.

SUMMARY OF MORTGAGE LOAN

PRINCIPAL AMOUNT OF MORTGAGE LOAN		\$	198,000.00	
DEDUCTIONS FROM MORTGAGE LOAN*		\$	0.00	
AMOUNT OF MORTGAGE LOAN AVAILABLE FOR ADVANCE		\$	198,000.00	
INTEREST RATE PER ANNUM		5.1500	% compounded semi annually, not in advance	
INTEREST COSTS FOR THE TERM		\$	29,628.73	
TOTAL COST OF BORROWING FOR THE TERM		\$	29,628.73	
ANNUAL PERCENTAGE RATE (APR)**		5.1500	%	
ADVANCE DATE		1 Jun 2009	MATURITY DATE	1 Jun 2012
TERM		36 months	AMORTIZATION	360 months
FIRST PAYMENT DATE		1 Jul 2009		
Monthly	PRINCIPAL AND/OR INTEREST PAYMENT		\$	1,074.51
Monthly	LIFE/DISABILITY INSURANCE PREMIUM		\$	0.00
REGULAR Monthly	MORTGAGE PAYMENT (including insurance premium)		\$	1,074.51
ESTIMATED BALANCE OWING AT MATURITY		\$	188,946.37	

*See section C of your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for details.
**The calculation of APR is governed by federal law. See section F of your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for a discussion of APR.

The above information is a general summary for information purposes only. Please reference your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for details regarding the terms of your mortgage loan.

You have not applied for Life or Disability Insurance for your mortgage loan.

Mortgage Loan Agreement and
Cost of Borrowing Disclosure Statement

Mortgage Reference Number 3303853

1 Jun 2009

PFS - FIXED RATE MORTGAGE

This Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement (the "Agreement") sets out:

- the amount of money we are lending to you and the cost of borrowing it; and
- the terms and conditions applicable to your mortgage loan.

This Agreement contains important legal terms. Please keep a copy of this Agreement to refer to later.

Borrower(s) Name: ANGELA KIT YEE CHAN Name: _____ Address: 16-2766 FOLKWAY DRIVE MISSISSAUGA ON L5L 3M3 Phone: Home: _____ Work: (416) 601-9271 Cell: (416) 602-6402 E-mail: _____ Covenantor(s) Name: _____ Name: _____ Address: _____ _____ _____ Phone: Home: _____ Work: _____ Cell: _____ E-mail: _____	Borrower(s) Name: PINNY PIN YEE CHAN Name: _____ Address: 554 WARHOL WAY MISSISSAUGA ON L5M 6T3 Phone: Home: (905) 565-8886 Work: (905) 567-0660 Cell: (416) 278-5884 E-mail: _____ Covenantor(s) Name: _____ Name: _____ Address: _____ _____ _____ Phone: Home: _____ Work: _____ Cell: _____ E-mail: _____
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A. General Information about this Agreement	
use of certain expressions in this Agreement	<p>In this Agreement, the expressions:</p> <p>"You" and "yours" refer to each of the borrowers and the covenantors (if any) who sign this Agreement and their successors and permitted assigns.</p> <p>"We", "our" and "us" refer to HSBC Bank Canada and its successors and assigns.</p> <p>"Posted Rates" refers to our published annual interest rates for personal residential mortgages in Canada excluding any special offers, rate sales or rate reductions offered from time to time.</p>
documents that govern your mortgage loan	<p>The terms and conditions governing your mortgage loan are set out in this Agreement and the mortgage terms ("Mortgage") which are to be registered against the mortgaged property (as either document may be modified or replaced from time to time). If you have an Equity Power Mortgage your mortgage loan is also subject to the terms of your Equity Power Facility Letter.</p> <p>This Agreement will remain in force before and after the Mortgage is signed and is a supplement (and not a replacement) to your Mortgage, your Equity Power Facility Letter (if applicable) or any personal banking agreement with us. If the terms of this Agreement, your Mortgage, your Equity Power Facility Letter (if applicable) or your personal banking agreement are inconsistent, then the inconsistency will be resolved with the documents taking precedence over one another in the following order: (1) your Equity Power Facility Letter (if applicable); (2) this Agreement; (3) your Mortgage; and (4) your personal banking agreement.</p>
timing of initial disclosure	<p>We are required to provide you with the cost of borrowing disclosure information contained in this Agreement on or before the earlier of: (i) the making of a payment under your mortgage loan; and (ii) at least 2 clear business days before you sign this Agreement unless you consent to being provided this disclosure information on the same date as you sign this Agreement.</p>
consent to timing of initial disclosure	<p>By signing this Agreement, you consent to the cost of borrowing disclosure information applicable to your mortgage loan being provided to you as part of, and at the same time as you sign this Agreement.</p>
schedules that form part of this Agreement	<p>The following schedules form part of this Agreement:</p> <p>Schedule A - How your mortgage loan can be paid off early</p> <p>Schedule B - Terms of portability</p>

B. Your Mortgage

account number