



RBC
Royal Bank

Pre-Approval Letter

April 03, 2008

Ryan J. Singh & Lesley-Ann Slavik

Casper # 588796700 / Genworth Financial # 2009130839

Builder: AMACON DEVELOPMENT CORP; Code: GTB XXX

Lot# 16; Unit # 606, 3525 Kariya Drive, Mississauga, Ontario, L5B 0C2

I am pleased to confirm that you both have been pre-approved for the following purchase price of **\$217,400.00**. Based on the purchase price scenario, down payment of **\$32,610.00**; with Genworth Financial insurance premium **\$4,342.57** your required mortgage is **\$189,132.57**.

The mortgage will have a term of **5 years** with a fixed rate of **5.94%** and amortization of **40** years. Total monthly payments (principal + interest) of **\$1,023.26**.

Closing Date: March 31, 2010 capped term & rate 24 months from pre-approval date

The above approval is subject to the following:

- * A satisfactory credit review by Royal Bank; * Verification of employment/income;
- * Satisfactory proof of down payment; * Full copy of the Agreement of Purchase and sale, signed by all parties; * A copy of the MLS photo listing; * Satisfactory property appraisal;
- * GENWORTH FINANCIAL/CMHC approval; * Signed Client Agreement;
- * Void cheque for whichever account you would like the mortgage to come out of;
- * Lawyer's information (Name and Phone Number).

Your interest rate of **5.94%** for a **5-year** term is held until **March 31, 2010**. If rates should decrease between now and then you are guaranteed the lower rate and you will not pay higher if they increase. If you should have any questions please contact me.

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.

Fred Jaime

Senior Mortgage Specialist

Cell: (416) 452-1558 / Bus: (905) 276-0800 / Fax: (905) 276-0500

- (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 HomeProtector® Insurance if selected.
- (5) Should your rate commitment expire, you will need to contact us if you wish to obtain a new rate commitment.

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