

Elle # 2810

**RBC
Royal Bank**

January 29, 2008

COMMITMENT LETTER

Araz Jahaniaval
71 Proctor Avenue
Thornhill, Ont. L3T 1M6

Dear Araz:

CONGRATULATIONS! I am pleased to advise you that the following loan, to be secured by a FIRST mortgage on the property noted below, has been approved providing that all the information provided is correct and subject to the conditions outlined. This commitment is not transferable and the benefit may not be assigned.

APPLICANT:	Araz Jahaniaval
CO-APPLICANT:	n/a
GUARANTOR(S):	n/a
PROPERTY:	2810 – 3525 Kariya Drive, Mississauga, Ont.
PRINCIPAL:	\$183,901.95 (Base mtg. \$178,980. + CMHC premium \$4,921.95)
INTEREST RATE:	4.95% (Variable <u>open</u> at prime less .80%. Prime is currently 5.75%)
PAYMENT AMOUNT:	\$534.87
FREQUENCY:	Bi-weekly accelerated
TERM / AMORTIZATION:	5 years / 25 years
CLOSING DATE:	2010 / 03 / 10
PREPAYMENT PRIVILEGES/ PENALTIES:	(Below is for closed mortgages only. <u>Subject mortgage is open</u>).

- A lump sum payment may be made, once per anniversary year, of up to 10% of your original balance.
- You may increase your payments by up to 10% of the original payment amount, once each anniversary year.
- The "double – up" feature allows you to make an extra payment between \$100 and your regular payment amount on any or every payment date.

Please refer to the 'Schedule A' (attached) for a complete list and detailed description of conditions. The conditions outlined form an integral part of the commitment and should be fulfilled at the earliest opportunity.

Please call me at 884-9499 (office) or email at douglas.arthrell@rbc.com, if you have any questions.

Yours truly,



RBC Royal Bank
Doug Arthrell

cc: Greta McLean (905) 238-6839