

#### Details of Rate Guarantee:

Your interest rate is guaranteed for **the term selected** until either the advance date or the rate commitment expiry date — whichever is earlier. If interest rates are higher on the advance date, the guaranteed rate above will apply. However, if interest rates are lower on the advance date, the discount will be applied to the posted rate in effect on the advance date.

If your mortgage advances **after** the rate commitment expiry date, the interest rate will be increased by  $<0.10>\%$  for any partial or full month after the expiry date — to a maximum of three months (maximum of  $<0.30>\%$ ). If the delay is more than three months, the rate commitment will fully expire and you will need to contact us for a new interest rate. Please notify me immediately if there are any changes to your mortgage needs.

#### Conditions

Please note that our approval of your mortgage is conditional upon us receiving the following items no later than 90 days prior to the funding/closing date. If these conditions are not met we will not be able to fund your mortgage.

- mortgage commitment, herein, to be signed back-Dec 20,2010
- copy of the full signed offer to purchase including all schedules, amendments, waivers, floor plans and site plans (if applicable)-RBC to review the offer to purchase
- RBC to verbally verify your employment (further documentation MAY BE REQUIRED)
- confirmation of your down payment and closing costs (1.5% of the purchase price) via copies of your investments or bank account statements/passbooks from the past 90 days; the statements must clearly show your name, all transactions, and your current balance; copies of the cheques written to the builder also required
- proper municipal address for your subject purchase to be provided to RBC prior to advance

PLEASE NOTE IF THERE ARE ANY AMMENDMENTS TO THE PURCHASE PRICE OR UPGRADES, OR ANY AMMENDMENTS AT ALL, PLEASE ENSURE THEY ARE SENT TO ROYAL BANK IMMEDIATELY.

I'm always available with advice or assistance on home financing products — anytime, anywhere. Please call me at with any questions. I'll be happy to help.

Congratulations again on your new home!

Yours truly,

Carla Bianchi  
Manager, Residential Mortgages  
Cell: 647 893 8815  
Email: carla.bianchi@rbc.com

Encl.

P. S. If you have any friends or relatives who are purchasing a home or renewing a mortgage, I'd be happy to help them any way I can.