

**Scotiabank®**

To: Ling Cai
Derui Lai
Property Address: 3625 Kariya Dr, Unit 308, Mississauga, ON, L5B 0C2

C/O: Angela Peng Zhang
(TMC) - Valueasy Mortgage Services Inc

New Construction - Completion

We will make an advance only when construction is substantially (i.e. 97%) complete. Unless you advise us not to, we will release 100% of the mortgage funds you have been approved for if the property is substantially (i.e. 97%) complete, but not 100% complete in all respects at the time of closing. You are responsible for completing the remaining work in a good and workmanlike manner at an early date. A holdback of a percentage of the value of the materials and services supplied as provided for by the applicable provincial legislation relating to construction liens (or in Quebec to a legal hypothec), will be retained by your solicitor/notary until the building or improvement has been completed or the applicable lien or legal hypothec period has expired. Your solicitor/notary can provide you with the applicable amount of the holdback.

Downpayment - Own Resources - Asset Ownership

You are to provide us with verification, satisfactory to us, that \$66,975.00 for the downpayment is available from your own resources. The verification provided must confirm your ownership of the account/asset, as applicable. If the funds are held in one or more deposit accounts, you must provide the most recent account history for each account for a minimum period of three months. We may ask for additional account history.

Income - Letter AND Paystub/Notification of Pay Deposit <Borrower 1>

For Ling Cai, you are to provide verification of employment and/or eligible income, satisfactory to us, for at least \$24,900.00. Verification is to be provided by way of a signed letter on All Tech Naeq Electronics's letterhead, and a recent paystub or notification of pay deposit, both of which cannot be dated earlier than 30 days before the application date.

Income - Letter AND Paystub/Notification of Pay Deposit <Borrower 2>

For Derui Lai, you are to provide verification of employment and/or eligible income, satisfactory to us, for at least \$24,000.00. Verification is to be provided by way of a signed letter on Game Bridger Entertainment Ltd's letterhead, and a recent paystub or notification of pay deposit, both of which cannot be dated earlier than 30 days before the application date.

Branch Signing

You must visit the designated servicing branch to sign the required Bank documents at your convenience but not later than six business days before the scheduled closing date.

Branch Signing**Downpayment:**

If you provided internet statements to verify the source of your downpayment, you are required to access your account ~[account details] on-line when you visit the designated servicing branch in order to validate the statements.

Property - Taxes

You are responsible to pay any municipal and other property taxes directly to the Municipality when they become due. Each year, we may ask for proof of payment. If you do not comply with our request, we may verify directly with the municipality that you have paid your taxes in full and may require you to pay any of our costs or expenses, such as the charge the municipality levies for providing this service.

ADDITIONAL DOWN PAYMENT

SATISFACTORY CONFIRMATION OF ADDITIONAL DOWN PAYMENT IN THE AMOUNT OF \$25,000 REQUIRED FROM OWN RESOURCES. RE: SECURITY VALUE REDUCED BY \$25,000 FOR DECORATING ALLOWANCE INCENTIVE.

LAWYER CONDITIONS