


Scotiabank®

To: Ling Cai
 Derui Lai
 519 Wallenberg Cres
 Mississauga, ON
 L5B 3M2

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

From: Scotiabank
 120 King Street West, Suite 660
 Hamilton, ON, L8P 4Y2
 Phone: (905) 523-4747,
 1-800-469-9636
 Fax: 1-877-523-4065

Application ID: 1568508

Property Address: 3625 Kanya Dr, Unit 308, Mississauga, ON, L6B 0C2

Commitment Date: 11/25/2010

We are pleased to confirm that we have approved your application for a first mortgage loan under the following funding terms and conditions. You will be required to execute a Personal Credit Agreement with us for your mortgage loan and you will be provided with a disclosure statement for your mortgage loan at that time.

| | | | |
|------------------------------------|---------------|---|--------------|
| Advance Date | 12/29/2010 | Basic Loan Amount | \$200,925.00 |
| Term | 5 Year Closed | Insurance Premium | \$0.00 |
| Amortization | 35 years | Total Loan Amount | \$200,925.00 |
| Guarantor(s) | | | |
| Taxes to be paid | by Borrower | Commitment Fee | \$0.00 |
| Interest Rate Set Date | Already Set | Interest Rate | 2.30 |
| Monthly Payment | \$695.78 | See Interest Rate Condition for more details | |
| (Principal + Interest Only) | | | |

Payment Frequency Options (please indicate your choice):

(Payment Frequency Options listed below are for new mortgage(s) only)
 (If none selected, the mortgage payment will be set up as monthly)

(Payment amount does not include tax portion if taxes are to be paid through Scotiabank)

_____ \$695.78 Monthly, First payment date: January 1, 2011 or _____
 _____ \$347.89 Semi-Monthly, First payment date: January 1, 2011 or _____
 _____ \$347.89 Bi-Weekly, First payment date: January 12, 2011 or _____
 _____ \$173.95 Weekly, First payment date: January 5, 2011 or _____

If you would like a payment date other than the default date noted above, your date selected must fall between the default date and one month (monthly payments), 14 days (bi-weekly payments) or 7 days (weekly payments) after your advance date.

PREPAYMENT POLICIES

Prepayment
 Standard 15% + 15% prepayment privileges apply. Full details on prepayment privileges, Match-a-Payment® and Miss-a-Payment® Options can be obtained from your servicing branch.

INTEREST RATE

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