

**Scotiabank®**To: Ling Cai
Derui LaiC/O: Angela Peng Zhang
(TMC) - Valuesky Mortgage Services Inc

Property Address: 3625 Kanya Dr. Unit 306, Mississauga, ON, L5B 0C2

Flex Value Mortgage

You have chosen a Scotia Flex Value® Mortgage, which is a Variable Rate Mortgage with a variable payment amount and no Cap Rate. The interest rate payable by you on the loan amount is a variable rate, expressed as a rate per annum, equal to our Variable Rate Mortgage (VRM) Base Rate adjusted by our VRM Rate Variance. This VRM Rate Variance is guaranteed until the Rate Hold Expiry Date of March 24, 2011, or the date your mortgage loan is at least 75% advanced, whichever is earlier. Term and VRM Rate Variance are outlined below; terms commence on the Term Start Date. Our VRM Base Rate will change each time there is a change to the Scotiabank Prime Rate. The payment information shown is based on the initial interest rate as calculated above, and will vary with each change to the VRM Base Rate. The interest rate and payment amount are based on the VRM Base Rate in effect on the date of this commitment and are not guaranteed at funding. Your actual interest rate and the corresponding payment amount will be based upon the VRM Base Rate in effect on the date your mortgage funds are advanced. Thereafter, the interest rate and payment amount will vary automatically immediately following any change to the VRM Base Rate. Please refer to your Personal Credit Agreement Companion Booklet, which will be provided to you, for additional information. Should you decide to early renew this mortgage to a fixed rate, closed prepayment type mortgage product with us, with a term that is greater than the remaining term on this mortgage, no prepayment costs will apply. If the term of the new mortgage is 5 years, you will be entitled to a guaranteed minimum interest rate discount of 1.0% off the then current Scotiabank 5-year posted rate.

Term: 5 year closed, VRM Rate Variance: -0.70%.

TERMS**Discharge of Security****Loans Secured by Real Property**

When our interest in your real property ends, where permitted, you agree to pay us fees for the preparation and execution of a discharge, plus a provincial registration fee where we register the discharge. Unless otherwise stated in your Cost of Borrowing Disclosure Statement, our current fee for the preparation and execution of a discharge (without registration) is \$200; in Ontario, our current fee is \$270 for the preparation, execution and registration of a discharge; in New Brunswick, our current fee is \$265 for the preparation, execution and registration of a discharge; in British Columbia, our current fee is \$75 for the preparation and execution of a discharge (without registration). These fees are applicable to loans secured by a mobile/mini home only where the land where the mobile/mini home is situated is owned or leased by you and you have granted us a mortgage of your interest in the land. For mobile/mini homes, an additional \$10 government Personal Property Security Agreement (PPSA) discharge registration fee also applies in Newfoundland and Labrador.

CONDITIONS**Offer and Listing**

You are to provide a copy of the signed and accepted Offer to Purchase/Contract with a Builder/Preliminary Contract (Quebec) and the Multiple Listing Service Agreement, if applicable.