

**Scotiabank®****To: Ling Cai**
Denui Lai**C/O: Angela Pang Zhang**
(TMC) - Valuekey Mortgage Services Inc**Property Address: 3525 Kariya Dr, Unit 308, Mississauga, ON, L5B 0C2****Appraisal - Broker to Order from NAS**

The broker is to request an appraisal report from Nationwide Appraisal Service Inc. (NAS). The appraisal must confirm that the home meets our residential mortgage standards and maximum permitted loan amounts.

Cancellation Clause

We may cancel this approval if we find there has been any material change to your financial status, as disclosed in the Credit Application, or if there has been any misrepresentation of facts in the Credit Application or other documentation.

Due on sale

The mortgage is to contain a clause to the effect that in the event of sale, transfer, mortgage or charge of all or part of the subject property, the mortgage may become due and payable at our sole option. If we consent to the sale, transfer, mortgage or charge and do not require you to immediately pay all of the money that you owe us under the mortgage, your obligations to us under the mortgage and our rights against you or anyone else who is liable for the payment of money owing under the mortgage, are not affected.

Portability

Fixed rate mortgages can be ported to another property, with increase and blend/extend options, subject to certain requirements being met. For variable or flexible rate mortgages, you may be able to port the mortgage balance and remaining mortgage term to another property, subject to certain requirements being met. Full details on portability can be obtained from your servicing branch following acceptance of this financing offer.

Payment Frequency

Monthly, semi-monthly, bi-weekly, and weekly payments are available on our fixed and variable rate mortgages.

Payment

All regular payments due under the mortgage must be paid by pre-authorized chequing.

Lawyer Information

You are to provide your solicitor/s/notary's name, address, phone and fax numbers.

Acknowledgement

By signing this Commitment Letter you confirm that the product(s) and/or service(s) offered to you herein will not be used for or on behalf of any individual or entity other than you and the other parties named in the Commitment Letter for whose benefit such products and services are intended unless information about such individuals or entities was previously disclosed to the Bank on a Scotiabank Group Third Party Determination form.

Signed Commitment

Your mortgage is scheduled to close on December 29, 2010. You must confirm your acceptance of this offer within the next 15 business days by returning a signed copy to us. In all cases the signed acceptance must be received no less than 10 business days prior to the closing date. Preparation of the legal documents will begin after we have received your acceptance.