



To: Josephine Thong
Jeffery Wong
88 Wellesley St E, Unit 505
Toronto, ON
M4Y 1H4

C/O: Christopher Son
Mortgage Alliance Company of Canada (The)

From: Scotiabank
79 Wellington Street West P.O. Box 349
Toronto, ON, M5K 1K7
Phone: (416) 350-7400,
(800) 275-5897
Fax: (416) 350-7442,
1-877-396-2236

Application ID: 1484680

Commitment Date: 12/10/2010

Property Address: 3525 Kariya Dr, Unit 807, Mississauga, ON, L5B 0C2

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	03/30/2011	Basic Loan Amount	\$242,900.00
Term	5 year Closed	Insurance Premium	\$4,858.00
Amortization	25 years	Total Loan Amount	\$247,758.00
Guarantor(s)	through Scotiabank	Commitment Fee	\$0.00
Taxes to be paid	Already Set	Interest Rate	2.25
Interest Rate Set Date	\$1,079.26	See Interest Rate Condition for more details	
Monthly Payment			
(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)

_____ \$1,079.26 Monthly, First payment date: April 1, 2011 or
_____ \$539.63 Semi-Monthly, First payment date: April 1, 2011 or
_____ \$539.63 Bi-Weekly, First payment date: April 13, 2011 or
_____ \$269.82 Weekly, First payment date: April 6, 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