



RBC Royal Bank

Maurice Kwok, Mortgage Specialist
Cell: 416-618-9312 | Fax: 1-866-345-7279 | E-mail: maurice.kwok@rbc.com

March 1, 2012

Guangnian Li
Chunmei Li
2876 Sunfield Court
Mississauga, ON L5M 0P9

Dear Mr. & Mrs. Li,

Re: Mortgage application number: 794604650

Congratulations — your mortgage application has been pre-approved based on the information you have provided. Before we can advance your mortgage, there are two things you need to do.

1. Review the details of your mortgage.
2. Send us some important information.

1. Please review the details and conditions we discussed and contact us if they're not correct:

Mortgage details:

Mortgage amount:	\$220,320.00
Amortization period:	30 years
Interest rate:	Prime + 0.20% calculated monthly, not in advance.
Term:	60 months
Type:	Variable rate closed term
Protected Payments:	\$1,021.82 per month [includes joint life insurance premium of \$69]
Payment frequency:	Monthly
Property:	Suite 2009, PSV – Tower One, Mississauga, ON

2. Special Conditions and Outstanding Items to be fulfilled 90 days before closing

- 1) Subject to final approval by Credit Adjudication Centre
- 2) Subject to satisfactory property appraisal
- 3) Update of income and employment
- 4) Proof of down payment from own source of fund.

Your interest rate is guaranteed for 36 months. If your rate commitment expires, get in touch with me right away for a new rate.

If you have any questions, call me at (416) 618-9312. As always, I'm available anytime, and I'll be happy to help. Congratulations again, and best wishes with your new home!

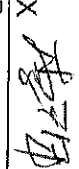
Sincerely,



Maurice Kwok MBA CMA CGA
Mortgage Specialist
Royal Bank of Canada
Cell: 416-618-9312
Fax: 1-866-345-7279
E-mail: maurice.kwok@rbc.com
Web: <https://mortgage.rbc.com/maurice.kwok>

Client acknowledgement:

We are aware of and agree to the terms and conditions of the rate commitment (detailed above), as it best responds to my/our needs.

X  March 2, 2012
Borrower Date

X  Mar. 02, 2012
Co-Borrower Date

Guarantor Date

Guarantor Date