The Bank of Nova Scotia
National Mortgage Sales
79 Wellington St. W.
Suite 3400, TD Centre
Toronto, ON
M5K 1K7

Scotiabank

Oct 19, 2011

Dear Ying Wu,

Congratulations! You have been pre-approved for a Scotia® Mortgage!

We are pleased to advice that based on the information you provided, you qualify[1] for a residential first mortgage on a principal residence as follows:

Property Address: Unit 3605/LPH5 Parkside Village, Mississauga

Purchase Price: $ 315,900

Mortgage Loan Amount[2]: $ 284,310

Interest Rate: 4.39 % calculated semi- annually not in advance.

Term[3]: 5-year

This mortgage pre-approval and the interest rate shown above are valid for 12 months from the date of this application. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.
Thank you for applying for a pre-approved mortgage with Scotiabank. Please contact us when you find the home that meets your needs, or if you have any questions on this or any other financial matter.

Yours truly,

Grace Zhang
Scotiabank Group
Mortgage Development Manager (Asian Banking)
416-858-7099

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. Canada Mortgage & Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
3. If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual interest rate chosen, if is 3 years or greater, you must qualify at the contract rate.
4. Amount stated above includes CMHC premium of 1.75%