

Eglinton And Mavis, Mississauga, Ont.
660 Eglinton Avenue West Mississauga Ontario Canada L5R 3V2
54742
905-568-4010

JOAO MATEUS AND MARIA MATEUS
6750 MCLAUGHLIN RD, SUITE 101
MISSISSAUGA, ON
L5W0G6

Dear **JOAO AND MARIA**

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

We are pleased to advise that based on the information you provided, you qualify for a residential mortgage for your principal residence*.

The details of the pre-approval are as follows*:

Scotia Total Equity® Plan	Maximum Approved Amount: <u>\$350,000.00</u> **
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	

MORTGAGE 1

.....
....

Total Loan Amount:	\$350,000.00 [^]	Monthly Payment:	\$1,714.36	Interest Rate:	3.32% ⁺
Amortization:	25 years	Term:	3 Year Closed - Fixed Rate Mortgage ⁺	Guarantor(s):	N/A
Insurance Premium:	\$0.00				
Mortgage Solution: Scotiabank Flexible Mortgage ^{^^}					

This mortgage pre-approval and interest rate shown above is for the Scotiabank Flexible^{^^} Mortgage Solution package and expires on 08/11/2018.

^{^^} The Scotiabank Flexible Mortgage Solution allows you to (i) pay an extra regular mortgage payment on any regular payment date during the year, (ii) prepay up to 15% of the original principal amount of the mortgage anytime during each year of the term and (iii) increase your regular mortgage payment by up to 15% of the principal and interest payment originally set for the term anytime each year. These options apply to partial prepayments only. They are available each year and cannot be saved for use in a later year. Additional restrictions may apply. Further details on the Scotiabank Flexible Mortgage Solution will be included in your personal credit agreement.

Please note that if you request a change to any of the mortgage details above, this pre-approval may be cancelled and a new preapproval may be required.

Thank you for applying for a pre-approved mortgage with Scotiabank. Please contact us when you find the home that meets your needs.

Yours truly,



Alexander Tisma

* This pre-approval does not constitute a commitment to lend. It is subject to the home meeting Scotiabank's residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, maximum permitted loan amounts and meeting our credit criteria applicable at the time you complete your application based on a specific home. It is also based on the estimated taxes, heating and condo fees provided. Mortgage loans in excess of 80% of the home's value require mortgage default insurance and must meet the requirements of the mortgage insurer. We may request additional information and documentation from you before any mortgage loan is finalized. We will determine, in our sole discretion, whether a condition has been satisfied.

^ The Mortgage Loan Amount is based on your requested amount. Based on the information you provided, we have assumed that mortgage default insurance will not be required for this mortgage loan and the Mortgage Loan Amount does not include any mortgage insurance premium. If your mortgage loan exceeds 80% of the home's value, mortgage default insurance will be required the related premium will be added to your Mortgage Loan Amount.

** The Maximum Approved Amount is the maximum amount you qualify for based on Scotiabank's credit criteria applicable as of the date of this mortgage pre-approval. It includes the estimated mortgage default insurance premium that may be required based on the premium rates applicable as of the date of this pre-approval.

+ If this is a fixed rate or variable rate mortgage, the interest rate is calculated semi-annually, not in advance and if this is an ultimate variable rate mortgage, the interest rate is calculated monthly, not in advance. The interest rate used to determine the Total Loan Amount and Maximum Approved Amount is the greater of the Bank of Canada 5 year benchmark rate and the contract rate plus 2% or, if a Scotia Total Equity Plan is selected, the greater of the Bank of Canada 5 year benchmark rate and an interest rate determined in accordance with Scotiabank's policies and regulatory requirements. If mortgage default insurance will be required, the Total Loan Amount and the Maximum Approved Amount will be adjusted based on the greater of the Bank of Canada 5 year benchmark rate and the highest contract rate (even if a Scotia Total Equity Plan is selected).

CUSTOMER AUTHORIZATION / ACKNOWLEDGEMENT

In this Letter, "we", "our" and "us" mean any member of the Scotiabank Group or the collective Scotiabank Group* and includes any program or joint venture any of these parties participates in; "you" and "your" mean the borrower and co-borrower(s) (if applicable) and guarantor(s) (if applicable) "Service" means any personal banking, insurance, brokerage or financial product or service offered by us. You agree that all information that you give us will, at any time, be true and complete.

When you apply for, accept, or guarantee a loan or credit facility Service or otherwise become indebted to us, we may collect, use, disclose, verify and exchange financial, credit and other information about you with others including your employer, credit bureaus, mortgage insurers, creditor insurers, reinsurers, registries, other companies in the Scotiabank Group and other persons with whom you may have financial dealings, as well as any other person as may be permitted or required by law. We may do this throughout the relationship we have with you and as such collection, use and disclosure is necessary to maintain the accuracy, completeness and integrity of the credit reporting system, you may not withdraw your consent. You authorize any person whom we contact in this regard to provide such information to us.

We may also collect your personal information, use it, and disclose it to any person or organization for the purposes described in the Scotiabank Privacy Agreement, including marketing purposes. Your consent to receive marketing communications is not a condition of doing business with us and you may withdraw it at any time.

With your consent, we may collect your SIN to verify and report credit information to credit bureaus and credit reporting agencies as well as to confirm your identity, however, you are not required to provide us with your SIN for these purposes. By signing this Letter, you agree to the terms of the Scotiabank Privacy Agreement, a copy of which has been or will be provided to you and can be obtained at any Scotiabank branch or from our website at Scotiabank.com/privacy.

Third Party Determination - By signing this 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 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.

Any disclosure statement in connection with the loan you are applying for will be given at the time that you enter into a personal credit agreement with us.

Please correspond in: ☒ English ☐ French

* Scotiabank Group means, collectively, The Bank of Nova Scotia and all of its affiliates and subsidiaries with respect to their operations in Canada.

Applicable in the Province of Quebec only: It is the express wish of the parties that this Authorization and all documents relating to it be drawn up and executed in English. Les parties conviennent et exigent expressément que ce contrat et tous les documents qui s'y rapportent soient rédigés en anglais.

The terms and conditions detailed in this mortgage commitment are hereby accepted this _____ day of _____, 20_____.

JOAO /
MARIA