

Pre-Arranged Mortgage Confirmation

Name: FAHD ESBEYT

Current Address: 2705-156 ENFIELD MISSISSAUGA, ONTARIO L5B4L8

Based on information which you have provided in your application (# 98081691149070), we are pleased to confirm your Pre-Arranged Mortgage with the following terms:

Total Loan amount \$ 161,250.00 which may vary depending upon the value of the home you purchase.

Your Interest rate 7.000 % per year, calculated half-yearly, not in advance. Your interest rate is guaranteed for a period of 90 days from the Effective Date on this Confirmation, if we make the loan within that period.

Mortgage Approval: The mortgage approval is valid for a period of 180 days from the approval date of your pre-arranged mortgage, provided the mortgage funds are advanced within that period.

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is 7.00 %. The calculation of the APR includes your interest cost and may include an estimated appraisal cost. Your actual APR may vary depending on a number of matters including the home you purchase.

Term of the Loan 3 years

Amortization period 40 years

Monthly Instalment \$ 990.37 based on a home with property taxes assumed to be \$ 1,800.00 per year and, if applicable, condominium expenses of \$ 3,000.00 per year.

Weekly, bi-weekly and semi-monthly payment options are available.

A satisfactory credit review has been completed.

Final mortgage approval is subject to a property appraisal acceptable to us and, where applicable, a confirmation of approval by our mortgage insurer, and the total payments under your other obligations not exceeding \$ 3,115.00 per month.

We recommend that you speak with a lawyer or notary before signing an offer to purchase.

Effective Date June 17, 2008

Bank of Montreal Branch HEARTLAND TOWN CENTRE

Relationship Manager/Financial Services Manager Nariman Andraos-Mortgage Specialist

Telephone 647-893-7201

Once your offer on a home has been accepted simply bring this Confirmation into any branch together with your accepted Purchase and Sale Agreement, a copy of the sales listing with a photograph, if available and written confirmation of your income and down payment. This approval is based on the mortgage terms described above, and is subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you a Mortgage Commitment and Disclosure Statement specifying the terms of your mortgage and all closing conditions. An appraisal would have been completed and the appraisal fee would be payable by you, even in the event where we do not make the loan. Our Manager will be pleased to help you finalize your mortgage.