#1708

MORTGAGE COMMITMENT

FIRST NATIONAL
FINANCIAL CORPORATION

100 University Avenue
Suite 700, North Tower
Toronto, Ontario
M5J 1V6

Date: November 16, 2005		Mortgage Number: 2080185	
Name of applicant(s): Winston A Santos			
Street Address: 2020 Don Mills #1104			
City: Toronto	Province: Ontario		Postal Code: M3A 3R6
Telephone Home: (416) 510-0462		Business: (905) 712-3260	

Your application for a First [X] Conventional [ ] CMHC/GEMICO — Mortgage Loan has been approved subject to the conditions listed below

Civic Address of Property to be mortgaged: 3515 Kariya Drive #1708, Mississauga, Ontario L5B 3J2

Legal description of Property to be mortgaged: ..

BASIC LOAN	$ 129,675.00	Interest Rate	To be set on 08/03/08	Monthly Payments of Principal and Interest (See Below)	$ To be set	First Payment Date: January 1, 2009
(CMHC/GEMICO) Ins. Prem./Fee (See Below)	$ 0.00	Term	60 Months	Plus Taxes (See Below)	$ TBA	Estimated Annual Taxes: $ 1,200.00
TOTAL LOAN	$ 129,675.00	Amortization Period	25 Yrs.	Life Insurance Premium	$ 18.63	Maturity Date: December 1, 2013
P.S.T. G.S.T. $ N/A	Interest Calculated: Semi-Annually	Interest Adjustment Date: December 1, 2008		TOTAL MONTHLY PAYMENT	$ To be set	Processing/Appraisal fee: $ 0.00

Mortgagors: Winston A Santos

Mortgagee's Solicitors: -

Other Terms and Conditions

1. Privileges: 15% & Double Up
2. Statement of Mortgage required prior to funding.
3. Title to be taken in the name of Santos, Winston A
4. Borrower(s) to be responsible for all Realty Taxes.
5. Subject to satisfactory appraisal of $172,900
6. Subject to satisfactory confirmation of downpayment.
7. Subject to satisfactory confirmation of income.
8. Circle payment option: Weekly Bi-Weekly Monthly Semi monthly
   IF WEEKLY, the first payment will be Dec 8, 2008
   IF BI-WEEKLY, the first payment will be Dec 15, 2008
   IF MONTHLY, the first payment will be Jan 1, 2009
   IF SEMI MONTHLY, the first payment will be Dec 16, 2008
9. Subject to no secondary financing.
10. Subject to signed and dated mortgage application.
11. Interest rate to be set 120 days prior to closing. Borrower(s) to re-qualify at the then current interest rate.Final approval is subject to meeting First National's lending standards for property eligibility, credit history, employment income and down payment verification 120 days before closing.
12. Property shall be owner occupied as a single family residence in accordance with all zoning by-laws.
13. The mortgagor(s) may, without bonus or penalty convert at First National's "Best Rate" for any term then offered, provided the term chosen plus the already elapsed portion of the term of the Charge is equal to or greater than five (5) years.
14. The mortgage will have a term of five (5) years. The interest rate for each month shall be the prime rate of First National in effect on the first day of the month less 0.800%. When the interest rate changes, the payment shall be adjusted accordingly. The initial payment will be based on the current prime rate less 0.800%, which is 3.950%.
15. Receipt of satisfactory purchase agreement including all addendums.
16. Solicitor to provide latest audited condominium financial statements, certificate of insurance and status certificate satisfactory to First National.
17. Subject to receipt of New Home Warranty Certificate.
18. Final approval is subject to meeting First National's lending standards for property eligibility, credit history, employment income and down payment verification 120 days before closing.
19. Subject to receipt of confirmation that Scotia bank loan $7,835 is paid in full prior to closing

Applicant(Initials) WS
Co-Applicant(Initials) ________