The Bank of Nova Scotia
522 University Avenue
Toronto, Ontario
Canada M5G 1W7

Tel: (416) 866-3300
Fax: (416) 866-4303

#3108

September 21, 2007

Scotiabank

Erica Ng
1001-17 Barberry Place
Toronto, ON
M2K 3E2

RE: Purchase of 3515 Kariya Drive # 3108, Mississauga, ON closing December 2008

Dear Erica Ng:

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

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

Mortgage Loan Amount[2]: $153,300.00

Interest Rate: 6.19%, calculated semi-annually not in advance.
Term[3]: 5 years closed

This mortgage pre-approval and the interest rate shown above are valid for a period of up to 120 days 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,

Carmen Chan
Financial Advisor
416-866-3432

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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 and Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 75% of the home's value.
3. If the term chosen is less than 3 years, you must qualify at the greater of the 3 years posted rate or the actual interest rate chosen.