#508

HSBC
The world's local bank

HSBC Bank Canada

HSBC MISS CITY CNTRE
4550 HURONTARIO STREET
MISSISSAUGA ON L5R 4E4

GLENDA BEJA
LESENIO D BEJA
159-99 BRISTOL RD E

MISSISSAUGA ON L4Z 3P4

10 Nov 2005

Thank you for choosing HSBC Bank Canada. Your application has been approved for a mortgage loan on the terms and conditions set out in the attached Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement. To accept these terms and conditions, the Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement must be signed by all parties and returned to us. Please return it to us at least five days prior to your scheduled mortgage completion date.

SUMMARY OF MORTGAGE LOAN

PRINCIPAL AMOUNT OF MORTGAGE LOAN	$	213,314.40
DEDUCTIONS FROM MORTGAGE LOAN*	$	4,102.20
AMOUNT OF MORTGAGE LOAN AVAILABLE FOR ADVANCE	$	209,212.20

INTEREST RATE PER ANNUM	4.6000 % compounded semi annually, not in advance
INTEREST COSTS FOR THE TERM	$ 45,822.41
TOTAL COST OF BORROWING FOR THE TERM	$ 45,987.41
ANNUAL PERCENTAGE RATE (APR)**	4.5730 %

ADVANCE DATE	1 Dec 2008	MATURITY DATE	1 Dec 2013
TERM	60 months	AMORTIZATION	300 months
FIRST PAYMENT DATE	1 Jan 2009		

Monthly	PRINCIPAL AND/OR INTEREST PAYMENT	$	1,192.53
Monthly	LIFE/DISABILITY INSURANCE PREMIUM	$	87.85
REGULAR Monthly	MORTGAGE PAYMENT (including insurance premium)	$	1,280.38
ESTIMATED BALANCE OWING AT MATURITY		$	187,585.01

*See section C of your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for details.
**The calculation of APR is governed by federal law. See section F of your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for a discussion of APR.

The above information is a general summary for information purposes only. Please reference your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for details regarding the terms of your mortgage loan.

You have applied for Joint Life and Joint Disability Insurance for your mortgage loan.

mortgage type

[X] closed [ ] open

If Mortgage Default Insurance is required, the insurer is: **CMHC**

security for your mortgage loan

Your mortgage loan will be secured by the Mortgage. The Mortgage will create a **first** charge on the mortgaged property as security for the repayment of the mortgage loan and the performance of your obligations under this Agreement, the Mortgage and the Equity Power Facility Letter (if applicable).

description of mortgaged property

The mortgaged property is as follows:

508-3515 KARIYA DRIVE
MISSISSAUGA ON

commitment period end date

9 Jan 2006 Your mortgage loan must be advanced on or before this date. After this date, we are not obliged to advance the mortgage loan (whether at the annual interest rate set out in this Agreement or otherwise).

change in annual interest rate prior to advance of mortgage loan

The annual interest rate set out in this Agreement is based on our current Posted Rate for fixed rate mortgages for the term indicated in this Agreement (less any negotiated discount). If our Posted Rate for fixed rate mortgages for this term is lower on the day we advance your mortgage loan (provided the date of advance is prior to the commitment period end date) we will adjust your annual interest rate to that lower Posted Rate for fixed rate mortgages.

C. Principal Amount Borrowed

principal amount borrowed

$ 213,314.40 This is the approved principal amount of your mortgage loan.

available amount of mortgage loan

When we advance your mortgage loan, we will deduct the following amounts from the principal amount borrowed:

$ 4,102.20 Mortgage default insurance premium (if applicable) together with applicable taxes

$ 0.00 Charges and Deductions

$ 209,212.20 This is the portion of the principal amount of your mortgage loan available to be advanced on the advance date to your lawyer/notary in accordance with your instructions. This amount reflects the approved principal amount of your mortgage loan borrowed less the deductions (if any) described in this section.

other costs

You will be responsible for paying any other costs related to your mortgage loan, this Agreement and the Mortgage including, among others, legal, property survey, inspection and other fees and costs, applicable taxes and fire and other insurance premiums. These costs, fees, taxes and premiums will not be paid out of the approved amount of your mortgage loan. They will either be paid by you directly or paid by us on your behalf. You will reimburse us for amounts paid on your behalf. See section F for a description of the cost of borrowing for your mortgage loan, which includes some of these fees and costs.

D. Your Mortgage Loan Term and Amortization Period

mortgage loan term

60 months This is the term of your mortgage loan.

advance date

1 Dec 2008 This is the date we expect to advance the available principal amount of your mortgage loan.

interest adjustment date

1 Dec 2008 This is the date on which the term of your mortgage loan starts. (This date may be after the advance date.)

interest owing on money loaned before the interest adjustment date

If we have loaned you all or part of the principal amount of your mortgage loan before the interest adjustment date, you will owe us interest on that principal amount for the period of time between the date the money was advanced and the interest adjustment date at the annual interest rate for your mortgaged loan. You must pay this interest on the interest adjustment date.

maturity date

1 Dec 2013 This is the date on which the term of your mortgage loan ends. At that time, we may (at our option) offer to renew your mortgage loan for another term. If we do not offer to renew your mortgage loan, you will be required to repay your mortgage loan in full. If your mortgage loan is renewed, the terms of this Agreement, the Mortgage and Equity Power Facility Letter (if applicable) as amended by the renewal agreement, will constitute the terms of renewal.

amortization period

300 months This is the time it will take to pay off your mortgage loan in full, based on the regular mortgage payments and the interest rate set out in this Agreement remaining constant and assuming that all payments are made when due.

The period of time required to pay off your mortgage loan in full will be shorter than described above if you make additional or increased payments as permitted by this Agreement. It may be longer if the interest rate applicable to your mortgage loan rises.

conversion right

If your mortgage loan is for a closed 6 month term and it is not in default, you may convert it to a longer term we are offering at that time without having to pay any of the prepayment charges described in Schedule A to this Agreement. In order to convert your mortgage loan please contact us prior to the expiry of the term of your mortgage loan. We will provide you with a conversion agreement setting out the amended terms of your converted mortgage loan including the annual interest rate and cost of borrowing applicable to your converted mortgage loan. Your converted mortgage loan will be on terms and conditions we are then offering for mortgages of the same type and term you have selected and will accrue interest at our Posted Rate for closed fixed mortgages having that same term.

E. Interest Rate

annual interest rate

The interest rate applicable to your mortgage loan is **4.6000** % per year compounded semi-annually, not in advance.

We charge you interest on your mortgage loan starting on the day we first advance money to you. The annual interest rate disclosed in this Agreement is a nominal rate. For the purpose of the Interest Act (Canada), in the case of a leap year, the equivalent annual interest rate shall be determined by multiplying the rate of interest provided above by 366 and dividing by 365.

discount

1.4000 % This is the percentage amount by which the annual interest rate of your mortgage loan, as set out immediately above, is less than our Posted Rate on the date of this Agreement.

application of regular payments

Each regular mortgage payment we receive (excluding any life and/or disability insurance premium) is applied first to repaying interest (and any other costs of borrowing), that have accumulated on your mortgage loan at the annual interest rate since your last payment. The balance (if any) of your regular payment is then applied to the outstanding principal amount of your mortgage loan. When your regular mortgage payments are made on time, the principal amount of your mortgage loan decreases with each regular payment and therefore the amount of interest accumulating between