

#601



BF

November 29, 2005

Dear: ~~Karen~~ O'Neill,

Re: Purchase of 601-3515 Kariya Drive Mississauga, Ontario

Congratulations. I'm very pleased to tell you that your mortgage application has been approved. As a member of the Royal Bank team it is always our goal to deliver the results promised, on time, and with the least amount of problems.

We consistently try to offer the best in service and advise to our clients. Therefore, we're always looking for new people we can serve, particularly those who are motivated and express a true need to buy or refinance real estate. You deserve the best out of Royal Bank's team and we deserve the best client.

In our search for new clients we always find it much more beneficial to work with people who have been referred to us. Thus, knowing that we have delivered the best in service and advise we look forward to you referring us your family and friends.

Again, congratulations! Please find below our confirmation of your mortgage financing.

This letter serves to confirmation our approval of mortgage financing in the amount of **\$114,675**.

Royal Bank has guaranteed 3 year mortgage rate of 5.70% with a estimated semi-monthly payment of \$713.38 including principal and interest. Your payment amount is based on a 25 year amortization period. (which is the life of the mortgage). However, you can choose your amortization period in monthly increments. Your closing date is scheduled for October 10, 2008.

Prior to our advancing or funding your mortgage the following conditions must be satisfied:

***4yr posted rate is 6.05% & 5yr posted rate is 6.15%**

- **VW car loan to be paid and closed**
- **CIBC Visa to be paid and closed (replaced with new RBC visa)**

Royal Bank also offers " HomeProtector Insurance". In addition to providing mortgage financing, Royal Bank will waive the appraisal fee and CMHC/ GE Capital application fee.