

Zlle #605

Mortgage Commitment

Response: 02-Oct-2007 03:22 PM

Page 1 of 6

BROKER INFORMATION

Name: Mortgage Architects Inc.

Address: 6505 Mississauga Road Mississauga ON L4N 1A6

Attention: James Loewen

Application Reference #: MARC-18343

LENDER INFORMATION

Name: TD Canada Trust

Address: 3500 Steeles Avenue East Tower 3 Level 2 Markham ON L3R0X1

Lender Reference #: 435479

Mortgage Insurance Reference #:

APPLICANT INFORMATION

Applicant: Balfour Batchelor

Property Information

Address: 605 - 3525 Kariya DR Mississauga ON L5N1H5

With reference to the above, TD Canada Trust is pleased to provide a mortgage loan offer, under the following terms and conditions:

Loan		Terms		Payment	
Purchase/Value	\$ 174,400.00	Mortgage Type	First	Principal and Interest	\$ 362.87
Downpayment	\$ 43,600.00	Term Type	Closed	Taxes (Estimated)	\$ 500.00
Amount	\$ 130,800.00	Interest Rate	5.840%	Taxes Paid By	Lender
Insurance Premium		Term (Months)	60	Total Installment	\$ 862.87
Total Loan	\$ 130,800.00	Amortization (Months)	420		
Other Mortgages		Frequency	Bi-Weekly, Accel	Commitment Expires	30-Jan-2008
Closing Date	08-Apr-2010				

LENDER AUTHORIZATION

All of our normal requirements and, if applicable, those of the mortgage insurer must be met. All costs including legal, survey, mortgage insurance, etc. are for the account of the applicant(s). The mortgage insurance premium (if applicable) will be added to the mortgage. This mortgage is subject to the details and terms outlined as well as the conditions described on the attached Schedule A.

Approved by: Evelyn Desouza

TD CANADA TRUST

CLIENT ACCEPTANCE

I/We the undersigned applicant(s) accept the terms of this mortgage as stated above and agree to fulfill the conditions of approval as outlined on the attached Schedule A to the lender's satisfaction. I/We further certify that the information given on the mortgage application is true and correct.

Applicant: Balfour Batchelor

Signature _____

Date _____