

Elle #1103



Feb. 05, 2008

Earl and Denise Sinclair

On behalf of CIBC MORTGAGES AND LENDING, we are pleased to advise that your Pre-Approval for a first mortgage on 3525 Kariya Drive, Suite #1103, Elle, Mississauga, has been approved in the amount of \$217000.00 including mortgage insurance of \$5807.79. We are aware the closing is set for October 2010.

The Pre-Approval only applies to the purchase of a residential owner-occupied property meeting our lending guidelines and is subject to the following conditions being met at the time of the actual mortgage application: satisfactory property appraisal, satisfactory credit review by CML and a firm purchase agreement, income confirmation as per CIBC guidelines.

Yours truly,

A handwritten signature in black ink, appearing to be "Jeff Furtado", written over a horizontal line.

Jeff Furtado
Senior Financial Service Representative

905-238-6839



The CIBC Pre-Approved Mortgage Certificate

No: 2655456838

Issued On JAN 31, 2008
Effective From JAN 31, 2008

Expiry Date MAR 31, 2008

(Note: If your certificate has expired, please contact your CIBC Representative)

T O C E R T I F Y T H A T

EARL BINCLEAR
DENISE BINCLEAR

are eligible for a mortgage amount of \$445,125
with a downpayment of \$55,125
to purchase a house with a value of \$500,250

and has/have selected the following mortgage type and term:

a fixed rate term of 30 months closed

a base rate of 7.99%

a quoted rate of 8.04%

and a monthly payment of \$2,001 (principal + interest payments only)
based on an amortization of 30 years

The following was contributed to your quoted rate:

Preferred Customer

This Certificate only applies to the purchase of a residential owner-occupied property meeting our lending guidelines and is subject to the following conditions being met at the time of the actual mortgage application: satisfactory property appraisal, satisfactory credit review by CIBC Mortgages & Lending and Genworth Financial/CMHC approval (if applicable).
Note: This Certificate does not apply to refinances and equity takeouts.

Customer Signature(s)

R A T E I N F O R M A T I O N

- **For fixed-rate mortgages:** your quoted rate is guaranteed not to increase provided the mortgage amount is fully advanced on or before the Expiry Date of this Certificate (the "Guarantee Period"). In the event the interest rates drop during the Guarantee Period and prior to the advance of the mortgage amount, you will receive the lowest interest rate posted for the selected mortgage type and term during the Guarantee Period. Interest is calculated semi-annually, not in advance.
- **For variable-rate mortgages:** interest rates are based upon CIBC prime rate which fluctuates from time to time and, therefore, there are no rate guarantees for variable rate mortgages. The interest rates indicated on this Certificate simply represent the rates based upon the CIBC prime rate in effect as at the date of this Certificate and are subject to change. For the CIBC Better Than Prime Mortgage, the quoted rate above represents the introductory interest rate which is valid for the first nine months of your mortgage term. Interest for variable-rate mortgages is calculated on the same basis as the payment frequency selected, (which is the same as calculated yearly), not in advance.