

#1611

BMO  Bank of Montreal

Name HOWARD KWAN
PAMELA NIO
Address _____

Date July 31, 2007
Security Address AMALON # 1611
MISSISSAUGA ON
Closing Date/Disbursement Date Dec 2010

We are pleased to advise you that you have been approved for a mortgage loan of \$ 171,675.00
(including CMHC premium of \$ _____) to be secured by the 1st mortgage on the above property.

The rate will be prime % per annum at the closed/open term of 3 months/year.

The rate will be prime rate, currently at % subject to fluctuation.

The mortgage will have an amortization of _____ years and the instalment is approximately
\$ _____ (per month/per every two weeks/per week)

The rate will be prime rate less 0.375% currently at _____ %, subject to fluctuation. A special
promotion rate at prime rate less 2.25% will be offered for the first 3 months. The mortgage will have a
term of 72 months and at closed for the first 3 years and open for the remaining term.

The rate is guaranteed for 90 days from the date hereof or the sales closing date / disbursement
date whichever is sooner. Mortgage rate is subject to change if the funds are not advanced within the rate
guarantee period or another mortgage option being choosed.

This approval is conditional upon our receipt of :

☒ Satisfactory credit report

☒ Satisfactory verification of income and employment

☒ Satisfactory down payment verification

☒ 2 hard I.D.

☒ Satisfactory property inspection/appraisal

☒ Satisfactory CMHC/GE approval

☒ Accepted purchase agreement & listing

☐

All mortgage loan approvals are subject to there being no material change in your financial status as
disclosed in your application and there being no material changes to the property that adversely affect its
value.

Thanking you for choosing BMO - Bank of Montreal for your mortgage financing.


Alan Chu (Cell: 416-518-8831)
Mortgage Specialist
BMO - Bank of Montreal