



Bernadette Logan Mobile Mortgage Specialist

Tel. (905)-479-3437

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COMMITMENT LETTER

Mr Wai To Tse
Unit 37, 80 Dundalk Drive.,
Scarborough, Ont
M1P 4T7

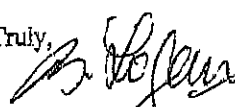
Dear: Mr Tse

I am pleased to advise you that the following loan, to be secured by a FIRST mortgage on the property noted below, has been approved providing that all the information supplied is correct and subject to the conditions outlined. This commitment is not transferable, and the benefit may not be assigned.

Applicant:	Wai To Tse
Co Applicants	N/A
Guarantor:	N/A
Property:	Unit 2002, 3525 Kariya Drive, Mississauga, Ont
Purchase Price:	\$266,900.00
Down Payment	\$66,725.00
Principal	\$200,175.00
CMHC/GEMI Premium	\$NIL
TOTAL MORTGAGE	\$200,175.00
Term	5 years, fixed, closed
Interest rate	7.24%
Amortization	35 years
Payment:	\$1,297.57
Frequency:	Monthly
Closing date:	Dec 30th 2010

Kindly refer to Schedule A attached, for any conditions you are responsible for fulfilling prior to the closing date.
Please call me at 905-479-3437 should you have any questions.

Yours Truly,


Bernadette Logan FICB
MORTGAGE SPECIALIST
RBC ROYAL BANK

File
2602



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SCHEDULE A

The Mortgage is scheduled to close approximately Dec/30/2010. Kindly endeavour to have all conditions fulfilled at least 30 days prior to closing

1. Updated income confirmation if required.

Please note that the interest rate is capped for a period of 36 months from the date of this letter, at a rate of 7.24% which is the current posted rate for a 5 year term. Should the registration of the condo be delayed, kindly contact us to determine a new interest rate.