Scotiabank®

To: Paulo Carvalho **C/O:** Eduarda Pita
Mortgage Alliance Company of Canada (The)

Property Address: 3525 Kariya Dr, Unit 2107, Mississauga, ON, L5B 0C2

Condition Fulfillment
Funds will not be disbursed until all of our conditions and normal requirements, and those of the mortgage insurer Canada Mortgage and Housing Corporation (CMHC) / Genworth Financial Canada (GNW), if applicable, have been met. To avoid any funding delays, please ensure that all conditions you are responsible for fulfilling have been met as soon as possible, but no less than 10 business days prior to the closing date. Property title must be satisfactory to us. All costs, including legal, survey, appraisal, mortgage insurance, etc are your responsibility. The mortgage insurance premium (if applicable) is included in the mortgage.

Cancellation Clause
We may cancel this approval if we find there has been any material change to your financial status, as disclosed in the Credit Application, or if there has been any misrepresentation of facts in the Credit Application or other documentation.

Due on sale
The mortgage is to contain a clause to the effect that in the event of sale, transfer, mortgage or charge of all or part of the subject property, the mortgage may become due and payable at our sole option. If we consent to the sale, transfer, mortgage or charge and do not require you to immediately pay all of the money that you owe us under the mortgage, your obligations to us under the mortgage and our rights against you or anyone else who is liable for the payment of money owing under the mortgage, are not affected.

Portability
Fixed rate mortgages can be ported to another property, with increase and blend/extend options, subject to certain requirements being met. For variable or flexible rate mortgages, you may be able to port the mortgage balance and remaining mortgage term to another property, subject to certain requirements being met. Full details on portability can be obtained from your servicing branch following acceptance of this financing offer.

Payment Frequency
Monthly, semi-monthly, bi-weekly, and weekly payments are available on our fixed and variable rate mortgages.

Payment
All regular payments due under the mortgage must be paid by pre-authorized chequing.

Lawyer Information
You are to provide your solicitor's/notary's name, address, phone and fax numbers.

Acknowledgement
By signing this Commitment Letter you confirm that the product(s) and/or service(s) offered to you herein will not be used for or on behalf of any individual or entity other than you and the other parties named in the Commitment Letter for whose benefit such products and services are intended unless information about such individuals or entities was previously disclosed to the Bank on a Scotiabank Group Third Party Determination form.

Signed Commitment
Your mortgage is scheduled to close on January 26, 2011. You must confirm your acceptance of this offer within the next 15 business days by returning a signed copy to us. In all cases the signed acceptance must be received no less than 10 business days prior to the closing date. Preparation of the legal documents will begin after we have received your acceptance.