Mortgage Commitment

Response: Dec-29-2010 11:09:23 AM EST

FirmName:	Your Mortgage Connection	Lender Name:	FirstLine Mortgages
Attention:	Tino Brelak	Lender Reference #:	110123219
Application Reference #:	JRAI-6080	Mortgage Insurance Reference #:	

CONDITIONS

- Home phone number of third party - ____________
- Relationship of third party to borrower - ____________

Third Party - Business
- Name of business - ____________
- Address of business - ____________
- Business phone number - ____________
- Relationship of business to borrower - ____________
- Incorporation number and place of incorporation (if applicable) - ____________
- Nature of business - ____________

☐ Your broker/specialist will provide income verification that is satisfactory to us.

Your broker will provide confirmation that Tomislav's income taxes are paid in full.

☐ Your solicitor is required to make sure all applicants who appear on our commitment are on title.

☐ Each borrower and guarantor must provide identification acceptable to us at the time the mortgage documents are signed. Your solicitor must record details of the Identification on our Identification Verification Form and fax it to FirstLine Mortgages before any funds can be disbursed. This is for the purpose of meeting the requirements of the Proceeds of Crime (Money Laundering) and Terrorist Financing Act (Canada). To avoid delays in closing, all mortgagors and guarantors must bring acceptable identification to the appointment with the solicitor.

☐ Your solicitor will obtain an up-to-date (within 90 days of closing) Status Certificate that satisfies our 6 guidelines of Condominium Units in our instruction letter to you.

☐ We require a satisfactory appraisal report of the property, indicating a minimum value of $249,600.00. We must receive an original report with pictures and map before closing. The report must be prepared by an approved appraiser on our behalf.

☐ If a Certificate of Completion and Possession is not available, your solicitor will provide an Occupancy Permit.

A holdback for liens will be held according to provincial legislation. If a Certificate of Completion and Possession is received, no lien holdback will be retained.

☐ Your broker/specialist will provide verification for the funds being used as your down payment by providing the following (provide the documentation for all sources of funds to be used for the downpayment):

if from a savings account - a copy of your account's transactions during the last 3 months showing a gradual accumulation of the funds;

if from a GIC, mutual funds, or similar investment account - a current copy of the record of your investment;

if from a gift - a signed and dated gift letter from your immediate relative stating that the amount does not have to be repaid along with a copy of your bank statement confirming funds were deposited into your account at least 15 days before closing;

if from a sale of another property - a copy of the Agreement of Purchase and Sale and a mortgage statement of outstanding debt against the property.

☐ We require confirmation that the property mortgaged is prime and meets all our requirements.

☐ Your solicitor will provide a copy of Certificate of Completion and Possession signed by all applicants and the builder, before possession.

☐ Your broker/specialist must provide a copy of the accepted offer to purchase with all amendments and schedules.

Your broker will provide an amendment to the offer to add Teresa.

☐ We require confirmation from your solicitor that there are no mortgages registered against the property at 300 King Adrew Drive, Mississauga, Ontario.

☐ A Disclosure Statement is for your reference only.

☐ We require a satisfactory credit bureau report for both parties (we will obtain this).

Your broker will confirm to us via email, Teresa's legal name.

	Date:	Initials: