

## FIXED RATE CLOSED MORTGAGE PREPAYMENT AND DEFAULT CHARGES SCHEDULE

PROVIDED FURTHER that the Chargor, never having been in default, hereunder, shall have the privilege of prepaying, without notice or penalty, on an annual non-cumulative basis, an amount not exceeding 20% of the original loan amount in each year during the term of this loan for terms of five (5) years or less and not exceeding 15% of the original amount in each year for terms greater than five (5) years, and the monthly instalments shall remain the same notwithstanding your exercise of this privilege.

Payments may be increased without charge, but are considered part of the prepayment privilege.

PROVIDED FURTHER when not in default, the Chargor(s)/Mortgagor(s) shall have the privilege of paying the whole of the principal amount on payment of:

The Greater of:

- a) Three months' interest on the balance of the principal amount then outstanding, calculated at the rate that interest is then payable under the mortgage: and
- b) An amount in compensation for loss of interest, if any, where the interest rate of this mortgage is greater than the Mortgagee's current interest rate for reinvestment of the amount prepaid for the remainder of the term of this mortgage. The 'current interest rate for reinvestment' shall be the Mortgagee's stated rate in effect on the prepayment date for new mortgages of a similar kind offered for a term not greater than the remainder of the term of the existing mortgage and not less than the next shorter term offered, except where the remainder of the term is less than the shortest term offered, the Mortgagee's stated rate for its shortest term shall apply. The amount to be paid in compensation as calculated by the Mortgagee shall in the absence of obvious error be conclusive.

PROVIDED FURTHER when not in default, when the term is greater than five (5) years and after completion of five (5) years, the whole of the principal amount may be prepaid without notice on payment of three months' interest.

IT IS FURTHER intended and agreed that the within mortgage may not be prepaid prior to the maturity date unless otherwise provided herein.

In addition to the fees provided for in the Standard Charge Terms, the Chargor agrees to pay to the Chargee its then customary servicing fees, as published from time to time, to compensate the Chargee for its reasonable time expended and costs incurred in the administration of the Charge, including, without limiting the generality of the foregoing:

- (a) dealing with each late or missed payment and for replacement of each cheque or other instrument, including, without limitation, a pre-authorized debit instrument, not honoured when presented for payment;
- (b) processing each application to assume the Charge, whether or not approved or completed;
- (c) administering insurance cancellations and paying insurance premiums;
- (d) collecting any payment or enforcing any other obligation contained in this Charge or in managing or selling the property;
- (e) conducting any inspection or appraisal of the Lands necessitated by the default of the Chargor in his compliance with any of his obligations pursuant to this Charge; or
- (f) generally, attending to any matter connected with the proper administration of the Charge.

### DEFAULT CHARGES

<b>15 Day Delinquency Letter</b> Charged by the branch for loan payments fifteen (15) days in arrears.	<b>\$50</b>
<b>Accounts Transferred to Collection Department</b> Charged by the Collection Department when an account is transferred for collection.	<b>\$125</b>
<b>Wage Assignment Issued</b> Charged by the Collection Department if a Wage Assignment is issued to collect payments.	<b>\$60</b>
<b>Power of Sale</b> Charged by the Collection Department once Power of Sale proceedings are initiated.	<b>\$500 plus 3<sup>rd</sup> Party Costs</b>
<b>NSF/Returned Payment Fee</b> Payable for each NSF cheque or other returned payment	<b>\$50</b>

The aforementioned fees shall be forthwith payable to the Chargee and, if not so paid, shall become part of the debt secured and shall bear interest at the interest rate set forth in this Charge. For all other charges please visit one of our branches.

The Mortgagor/Chargor acknowledges that in the normal course of business, the Credit Union may sell my/our mortgage to another financial institution. I/we hereby consent to the Credit Union disclosing to a financial institution interested in purchasing my/our mortgage my/our Personal Information in the possession of the Credit Union relating to the mortgage for the sole purpose of enabling it to decide whether or not to purchase it, and then to any ultimate purchaser of the mortgage for all the purposes a mortgagee uses such information to properly administer the mortgage.