

Schedule A – Fixed Rate/Fixed Amount Open Alt A Mortgage/Charge Schedule of Additional Terms

PREPAYMENT

PROVIDED that the mortgagor, when not in default hereunder, shall have the privilege of paying the whole or any part thereof of the principal sum secured on any date at any time without notice or bonus, during the initial term of this mortgage.

FEES AND COSTS

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.

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.

DEFAULT CHARGES

Late Payment Fee Charged for each missed or late instalment and for replacement of each cheque or other instrument not honoured when presented for payment	\$250
Collection Fee Charged when an account is assigned to a Third Party Collection Agency	\$250
Default Proceedings Fee Charged when legal proceedings are commenced to enforce the credit union's rights under the mortgage/charge	\$750 plus 3rd Party Costs
NSF/Return Payment Fee Charged for each NSF cheque or other returned payment	\$50

CONSTRUCTION CLAUSE

The Chargor warrants that no construction, alterations, renovations or improvements are being carried out on the Property and no building materials will be supplied to the Property within 60 days prior to the Advance Date and that the Mortgage Loan is not intended to be made for the financing of an improvement/construction as defined in the applicable provincial construction, builder's or mechanics' lien legislation, nor is it being used for the purpose of repaying a mortgage which is currently securing or is intended to secure the financing of any such improvements/construction.

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CONSENT TO THE DISCLOSURE OF PERSONAL INFORMATION ON A SALE OF THE MORTGAGE/CHARGE

The Chargor acknowledges that in the normal course of business, the Chargee may sell the Mortgage/Charge to another financial institution or other entity. The Chargor hereby consents to the Chargee disclosing to a financial institution or other entity interested in purchasing the Mortgage/Charge the Chargor's Personal Information in the possession of the Chargee relating to the Mortgage/Charge for the sole purpose of enabling it to decide whether or not to purchase it, and then to any ultimate purchaser of the Mortgage/Charge for all the purposes a mortgagee uses such information to properly administer the Mortgage/Charge.