

Schedule "A" to Charge/Mortgage of Land

CreditMaster® Mortgage – Additional Provisions

This Schedule forms part of the charge/mortgage of land to which it is attached (the "Charge") in favour of PenFinancial Credit Union Limited (the "Credit Union"). Capitalized terms not defined in this Schedule have the meanings given to them in standard charge terms 201823 (the "Standard Charge Terms").

1. Prepayment

Prepayment of each Loan secured by this Charge is governed by the applicable Loan Agreement, and not by this Charge.

2. Maximum Interest Rate

- (1) Notwithstanding the Standard Charge Terms, including section 26.1, the Interest Rate on each Loan secured by this Charge will not exceed the Prime Lending Rate plus fourteen per cent (14%) per annum, calculated and compounded monthly, not in advance (the "Maximum Rate"). The Maximum Rate changes automatically each time the Prime Lending Rate changes. This section takes priority over any Loan Agreement. Subject to this section, the Interest Rate on each Loan is set out in the applicable Loan Agreement.
- (2) The rate per annum, calculated and compounded semi-annually, not in advance, that is equivalent to a rate compounded monthly is determined by dividing the monthly compounded rate, expressed as a decimal, by 12, adding 1, raising the result to the sixth power, subtracting 1 and multiplying by 2. For example, if the Prime Lending Rate is 5.00%, the Maximum Rate is 19.00% per annum, compounded monthly, not in advance, which is equivalent to 19.768150% per annum, compounded semi-annually, not in advance.

3. Membership

The Chargor will remain a member in good standing of the Credit Union, in accordance with its by-laws and resolutions, while any Loan owing to the Credit Union is secured by this Charge.

4. Assignment and Personal Information

The Credit Union may assign, transfer or otherwise deal with this Charge and the Loans as provided in the Standard Charge Terms and the applicable Loan Agreements. To the extent permitted by applicable law, the Chargor consents to the Credit Union disclosing personal information relating to the Chargor, the Loans, this Charge and the Property to any actual or potential assignee or other person acquiring an interest in any of them, for the purpose of evaluating, completing, administering, servicing or enforcing the assignment, the Loans or this Charge.