



MACQUARIE

Cost of Borrowing Disclosure Statement

Effective Date:

We are pleased to provide you with the following information in respect of your application for a first Hypothecary Loan (the "**Hypothecary Loan**") on the property described below (the "**Property**"). The Hypothecary Loan has been approved on the following terms: **(a) you satisfying all of the conditions for the Hypothecary Loan set out in the Hypothecary Loan commitment we have issued to you in sufficient time to advance funds on the Loan Advance Date (as defined below); and (b) you signing our form of contract for the Hypothecary Loan (the "Hypothecary Loan Contract").**

Definitions

"**We**", "**our**" and "**us**" refer to Macquarie Financial, Paradigm Quest Inc. and Computershare Trust Company of Canada in its capacity as the registered holder of the Hypothecary Loan for and on behalf of Macquarie Financial, Paradigm Quest Inc. and/or any person(s) for whom the Hypothecary Loan is held from time to time, and their respective successors and assigns from time to time. "**You**" and "**your**" refer to each borrower named below. A defined term which appears in quotations and bold is used hereafter in this Disclosure Statement with the same meanings.

Purpose

This Disclosure Statement sets out the amount of money we are loaning to you and the cost to you for borrowing this money. We are required to provide this information to you. Your signature on this Disclosure Statement shows that you have received it. Please keep a copy of this Disclosure Statement to refer to later.

Loan Number

Insurer Reference Number

Loan Advance Date

Borrower(s) Name(s) and Address(es)

Guarantor(s) Name(s) and Address(es)

Your Hypothecary Loan will be on the Property below:

Property Description

Property Address

| | |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principal Amount | |
| Annual Interest Rate | Calculated semi-annually not in advance. |
| Annual Percentage Rate | Cost of borrowing inclusive of any administrative fees, in the form of an interest rate. |
| Term | |
| Date of Advance | |
| Payments | paid Weekly |
| Amortization Period | |
| Prepayment Privilege | 1) Prepay up to 20% of the original Principal amount. 2) Increase the Regular Hypothecary Loan Payment up to 20% of the original Regular Hypothecary Loan Payment amount set out in this Agreement. Should your Hypothecary Loan have interest only payments, this option is not available, but option 1 detailed above is permitted. |
| Prepayment Charges | You may prepay the Hypothecary Loan only upon payment of a prepayment charge equal to three months interest calculated on the outstanding loan amount as at the date of such prepayment. |
| Default Insurance | |
| Other Fees | |

A. Principal Amount Borrowed

\$ This is the approved loan amount (the “**Principal**”). The Principal is the outstanding balance you owe as of the Loan Advance Date (as defined below).

We will deduct the following amounts from the Principal:

\$ Hypothecary Loan default insurance premium

\$ Taxes on Insurance Premium

\$ This is the amount we will advance according to your instructions

\$ Interest from the Loan Advance Date (as defined below) to (but not including) the Interest Adjustment Date (as defined below)

You may have to pay other costs related to your Hypothecary Loan separately. For example, we cannot deduct the default insurance application fee or the sales tax on the Hypothecary Loan default insurance premium from the Principal.

B. Administrative Fees

The following fees constitute the administrative fees to be deducted from the Principal as set out above:

\$ Our application fee

\$ Our appraisal fee

\$ Our property tax administration fee

\$ Our rush fee

\$ Our closing fee

C. Fees Due on Closing

The following fees are NOT deducted from the Principal by us and as such will be required to be paid on closing:

\$ Insurer application fee

\$ Taxes on the insurer application fee

\$ Taxes on the insurance premium

\$ Closing process fee, title insurance fee

\$ Bridge loan fee

You will have to pay other costs incurred for completion of the Hypothecary Loan including notarial costs, registration fees and title insurance premiums.

D. Other Fees

After closing, you may be required to pay other charges for certain services such as:

- changing the date or frequency of payments on your Hypothecary Loan;
- administering the property tax account, an annual fee;
- preparing each information, arrears, discharge or other statement (except an annual loan statement);
- investigating and administering insurance status, cancellations, premiums and related matters, including force-placed insurance;
- full or partial discharge;
- application or appraisal fees in the case of a Hypothecary Loan transfer (subrogation, assumption, etc.);
- requests for our consent or approval of any matter required by the Hypothecary Loan Contract, to change lots or other rights related to the Property, whether or not approved or completed;
- tracing and obtaining Hypothecary Loan or related documents or statements;
- statements or receipts evidencing the payment of property taxes;
- file preparation - administrative and management fees for preparing the assignment or transfer of the Hypothecary Loan when the Hypothecary Loan is transferred to another institution; and
- file retrieval for copies of files that have already been provided to you.

The current fees are outlined in the Schedule of Hypothecary Loan Fees provided with this Disclosure Statement. These fees may change from time to time; we will provide you with notice of any such change within the maximum period of time permitted by law.

E. Your Hypothecary Loan Term and Amortization Period

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Hypothecary Loan | [Closed, Adjustable Rate] |
| Position of Hypothecary Loan | [First] |
| Loan Advance Date | This is the date on which the balance of the Principal set out in section A above will be advanced to you and the date on and after which interest is charged (the " Loan Advance Date ") |
| Term | Months (the " Term ") |
| Interest Adjustment Date | (the " Interest Adjustment Date ") |
| Maturity Date | This is the date on which the Term ends and on which you must repay your Hypothecary Loan in full (the " Maturity Date "). Or, we may offer to renew your Hypothecary Loan for another term. |
| Amortization Period | Months This is the time it would take to pay off your Hypothecary Loan in full, based on the Regular Hypothecary Loan Payments (as defined in section G below) and the Annual Interest Rate (as defined in section F below) set out in this Disclosure Statement. |

F. Interest rate

Adjustable Rate Hypothecary Loan:

The annual interest rate (the “**Annual Interest Rate**”) on the Hypothecary Loan is equal to the Paradigm Prime Rate (as defined below) Plus % per annum calculated monthly. As of today, the Paradigm Prime Rate is % therefore your Annual Interest Rate today is % monthly which is equivalent to a rate of % calculated semi-annually not in advance.

If, on the date of any Regular Hypothecary Loan Payment (in this paragraph, the “**Current Payment Date**”), the Paradigm Prime Rate is different from the Paradigm Prime Rate in effect on the immediately prior Regular Hypothecary Loan Payment date, then: (a) on the Current Payment Date interest will continue to accrue at the Annual Interest Rate in effect on the day prior to the Current Payment Date; and (b) the Annual Interest Rate and the amount of the Regular Hypothecary Loan Payment will automatically change to reflect the change in the Paradigm Prime Rate effective on the day immediately following the Current Payment Date, such that interest at the new Annual Interest Rate will accrue from and after the day immediately following the Current Payment Date. After a change in the Annual Interest Rate, within the maximum period of time permitted by law, we will mail to you, at your last known mailing address according to our records, a notice of the changed Annual Interest Rate, its effective date, and the applicable change to the Regular Hypothecary Loan Payment.

The term “**Paradigm Prime Rate**” means the adjustable rate of interest per year declared from time to time by Paradigm Quest Inc. to be the prime rate for Canadian dollar mortgage loans in Canada and which it refers to as the “**Paradigm Quest prime rate**”. The Prime Rate in effect at any time is available by inquiry to Paradigm Quest Inc. and at www.mortgagedocuments.ca.

Each Regular Hypothecary Loan Payment you make repays part of the Principal and pays the interest and other cost of borrowing for the Hypothecary Loan. The outstanding Principal owing from time to time is referred to as the “**Outstanding Principal**”. Over time, when your payments are made on time, an increasingly larger portion of each Regular Hypothecary Loan Payment goes towards repaying the Outstanding Principal. For full details please see the amortization schedule attached to this Disclosure Statement; the foregoing amortization schedule will change as the Annual Interest Rate and your Regular Hypothecary Loan Payment change.

G. Regular Hypothecary Loan Payment Amount

Payment Frequency

Weekly

This is the frequency by which you have elected to make your payments. After your first payment date (see below), subsequent payments will be due **Weekly**

First Payment Date

This is the date on which we will debit your account for its first Regular Hypothecary Loan Payment.

Last Payment Date

This is the date on which we will debit your account for the last Regular Hypothecary Loan Payment for the Term.

Number of Payments

This is the number of Regular Hypothecary Loan Payments you will have to make during the Term.

Regular Hypothecary Loan Payment **\$**
This is the amount that you will have to pay on each payment date starting on the first payment date shown above (the “**Regular Hypothecary Loan Payment**”) based on the Annual Interest Rate that applies as of today’s date and will change along with the Annual Interest Rate.

Property Tax Amount **\$**
This is the payment to the tax account that we maintain for payment of taxes on the Property and may vary with changes in the taxes on the Property.

Total Regular Payment Amount **\$** (the “**Regular Payment Amount**”)

Total Amount of all Payments **\$**
This is the total of the Regular Hypothecary Loan Payments you will make on the Term of the Hypothecary Loan, based on the Annual Interest Rate that applies as of today’s date and will change with changes to the Annual Interest Rate.

Balance Due on the Maturity Date **\$**
This is the amount due on the Maturity Date, based on the Annual Interest Rate that applies as of today’s date and will change with changes to the Annual Interest Rate.

Application of Payments
As long as you are not in default of your obligations under the Hypothecary Loan, each of your payments will be applied to the accumulated cost of borrowing and then to reduce the principal amount of the Hypothecary Loan.

H. Cost of Borrowing

Interest Costs **\$**
This is the interest cost to you of borrowing the Principal from the Loan Advance Date to the Maturity Date. It assumes all Regular Hypothecary Loan Payments are paid as due and is based on the Annual Interest Rate that applies as of the date hereof staying the same for the Term.

Administrative Fees **\$**
These are fees payable to us on the Loan Advance Date identified in section B above.

Total Cost of Borrowing **\$** . This amount is based on the Annual Interest Rate as of the date hereof.

Annual Percentage Rate **\$** **%**
This is the cost of borrowing to you expressed in the form of an interest rate, as of the date hereof. This amount will change along with the Paradigm Prime Rate.

I. Late payments and default charges

Hypothecary Loan in Default Your Hypothecary Loan may be in default for a number of reasons, including when you are late making a Regular Hypothecary Loan Payment or when you do not make a

Regular Hypothecary Loan Payment or where you fail to maintain adequate fire insurance on the Property. The Hypothecary Loan Contract states all the ways in which your Hypothecary Loan may be in default.

Interest Owing on Late Payment

If a Regular Hypothecary Loan Payment is late, we calculate the extra interest you owe for being late every day, using the Annual Interest Rate. You pay interest on both the outstanding Principal and interest portion of the payment that is late as well as any other costs of borrowing. When we receive a payment, we will first apply such payment to reduce the interest charges for the late payment until such interest charges are reduced to zero and then to reduce the interest and other costs of borrowing owing on the Outstanding Principal, before any part of the payment is applied to reducing the Outstanding Principal. We may also decide to apply the late payment to other amounts you may owe, such as, for example, property taxes.

Default Charges

If your Hypothecary Loan is in default for any reason, you will have to pay any or all of these amounts:

- interest on the missed Regular Hypothecary Loan Payments, as described above in this section I;
- costs, including legal fees and disbursements, resulting from any action we may take or which is taken on our behalf to try to collect the amount owing;
- costs, including legal fees and disbursements, we may incur or which are incurred on our behalf to protect and realize on the Property or to take any other action under the terms of the Hypothecary Loan Contract;
- charges for any dishonored cheque or other returned payment instrument; and
- interest at the Annual Interest Rate for any costs charged to you under the Hypothecary Loan Contract.

Acceleration of the Hypothecary Loan

If you are in default, we can also accelerate the Outstanding Principal and require you to pay immediately everything you owe according to the Hypothecary Loan Contract, including, without limitation, any prepayment penalties (as set out in section J.2 below).

J. How Hypothecary Loans can be paid off early

When we loan you money, we are expecting you to pay it back according to the payment schedule in this Disclosure Statement. Except where your Hypothecary Loan is stated to be an open Hypothecary Loan in section E above, you cannot pay off all or part of your Hypothecary Loan early, except in the ways described below.

Prepayment Privileges

You may pay off some of the Outstanding Principal under the Hypothecary Loan, or the entire Outstanding Principal under the Hypothecary Loan early only in the ways described below.

If we later agree to change or extend the term of the Hypothecary Loan, these prepayment provisions will not apply to the new or extended term.

For these prepayment privileges, a year means the 12 month period starting on the Interest Adjustment Date and on each anniversary of the Interest Adjustment Date.

You may not use any of these prepayment options if you are in default in payment or in the performance of any of the terms and conditions of the Hypothecary Loan.

1. Partial Prepayment

You may, without penalty, increase your Regular Hypothecary Loan Payment, or pay off some of your Hypothecary Loan early in the ways listed in the chart below. These options apply to partial prepayments only; you may not avail yourself of, or otherwise combine or utilize, any of these partial prepayment privileges when you prepay the Hypothecary Loan in full. The options are available once each year of the Term of the Hypothecary Loan and cannot be carried forward to use in a later year. Partial prepayment options used in any combination may not in the aggregate exceed the 20% yearly prepayment maximum.

| PARTIAL PREPAYMENT OPTIONS | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Options | Restrictions |
| 1) Prepay up to 20% of the original Principal amount. | Once each year during the Term of your Hypothecary Loan on the date of a Regular Hypothecary Loan Payment. The request must be made at least five days before the date of the Regular Hypothecary Loan Payment on which the prepayment is to be made. The minimum prepayable amount is \$1,000 and cannot exceed the yearly maximum. |
| 2) Increase the Regular Payment Amount by up to 20% of the original Regular Payment Amount. Should your Hypothecary Loan have interest only Hypothecary Loan payments, this option is not available, but option 1 detailed above is permitted. | Once each year during the Term of your Hypothecary Loan. The request must be made at least five days before the date of the Regular Hypothecary Loan Payment on which the increase in the Regular Payment Amount is to be in effect. |

After each partial payment, you must continue to make your Regular Hypothecary Loan Payments.

2. Prepayment in Full

You may prepay the Hypothecary Loan only upon payment of a prepayment charge equal to three months interest calculated on the outstanding loan amount as at the date of such prepayment.

You may not avail yourself of, or otherwise combine or utilize, any of the partial prepayment privileges set out in paragraph 1 above when you prepay the Hypothecary Loan in full.

K. Portable Hypothecary Loan

If you have a firm agreement for the sale of the Property and for the purchase of a new property then, subject to our approval, you may without penalty transfer your existing Hypothecary Loan balance to your new property or you may combine your existing Hypothecary Loan balance with additional funds to purchase the property. You and the new property must be re-qualified and satisfy our then applicable underwriting guidelines. The new property must be in a province in which we are registered to conduct business. You will pay all legal costs to discharge the existing Hypothecary Loan and to prepare and register the replacement Hypothecary Loan on the new property, our servicing fee and all of our expenses that relate in any way to the replacement Hypothecary Loan.

If you transfer your existing Hypothecary Loan balance the terms and conditions of your Hypothecary Loan will remain the same. If you combine your existing Hypothecary Loan balance with additional funds, the interest rate on the Hypothecary Loan will be a blend of the rate that you were paying on the Hypothecary Loan amount transferred and the rate applicable to the additional funds, as determined by us. For certainty, you may only combine your existing Hypothecary Loan amount with additional funds bearing interest at an adjustable rate, and not a fixed rate of interest.

If the port of the Hypothecary Loan has been approved by us, the closing of the purchase of your new property may be up to 30 days after the sale of your Property. On the closing of your Property you must pay to us the Hypothecary Loan balance and the applicable prepayment charge. The prepayment charge will be returned to you on the closing of the purchase of your new property and registration of the replacement Hypothecary Loan, provided all our approval requirements have been adhered to.

L. Assumption of the Hypothecary Loan if your Property is Sold

- (a) If you transfer title, or agree to transfer title, to your Property to anyone without first obtaining our written approval, we may require you to pay the Hypothecary Loan balance together with the applicable prepayment charge immediately in full. If we accept any payment from any person who we have not first approved in writing, this does not mean that we have granted our prior written approval or that we have given up our right to require you to pay the Hypothecary Loan balance together with the applicable prepayment charge immediately in full.
- (b) You agree to give us sufficient information to enable us to decide whether we should give our written approval. Once we receive this information, we will make our decision as soon as possible. We will not unreasonably withhold our approval. We may condition our approval on, among other things, receipt of one or more assumption or guarantee agreements from the transferee or transferees and, if applicable, any new guarantor or guarantors required by us.
- (c) For each request for approval of an assumption, there may be an administration and processing fee. You must pay us these fees immediately, whether or not we approve the assumption.
- (d) We release you from your obligations under the Hypothecary Loan and to pay the Hypothecary Loan balance, and, if applicable, we release any guarantors from their guarantee, if: (i) we give our written approval to you to transfer title to your Property; (ii) the transfer is to a person or persons other than yourself such that you will not retain any ownership interest in your Property after the transfer of title takes place; and (iii) you provide us with proof of registration of a Transfer/Deed of Land to the approved person or persons, and, if we request it, one or more assumption or guarantee agreements.

M. Renewal

You will be sent a renewal offer in advance of the Maturity Date of your Hypothecary Loan provided the Hypothecary Loan is not in default and you are in good standing as determined by us. Renewals will be processed on the Maturity Date of the Hypothecary Loan at the lower of: (a) the rate of the renewal offer; and (b) our Hypothecary Loan rate in effect at the Maturity Date. In the event we do not receive your signed renewal agreement two days prior to the Maturity Date, we will automatically renew your Hypothecary Loan as a six month open term at our then applicable rate for such Hypothecary Loan. Such renewal will continue from time to time until we receive a completed renewal agreement from you.

In the event the Hypothecary Loan is in default or we determine you not to be in good standing, you will receive notification of our intent to not renew your Hypothecary Loan with us and that we require payment in full of the Hypothecary Loan balance on the Maturity Date.

N. Match a Payment and Miss a Payment Option

You may match any Regular Hypothecary Loan Payment on a Regular Hypothecary Loan Payment date as long as the Hypothecary Loan is not in default. Match a payment means you have prepaid an amount equal to your Regular Hypothecary Loan Payment and is subject to the yearly maximum partial prepayment amount in section J above. You may miss any Regular Hypothecary Loan Payment as long as you have already matched a payment earlier in the Term and your Hypothecary Loan is not in default. Previous matched payments may not be used to miss a payment if the Hypothecary Loan is assumed by a subsequent purchaser.

O. Convertibility

Provided you are not in default under the Hypothecary Loan, you may convert without payment of any prepayment charge as follows:

If the interest rate of the Hypothecary Loan is an adjustable rate you may request us to fix the interest rate for the Hypothecary Loan for a term at our fixed interest rate then in effect for Hypothecary Loans for a term which ends on the Maturity Date. Where we do not offer a rate for a term the same as the remaining term of the Hypothecary Loan, our rate for the next longer term we then offer will apply.

In such case you must give us your written request to convert or sign our conversion and extension agreement at least ten days before the next date for a Regular Hypothecary Loan Payment. The fixed interest rates that are in effect on the date we receive the written request or signed conversion agreement will apply to your Hypothecary Loan. The amortization period of the Hypothecary Loan may not be changed on a conversion.

P. Progress Advance Early Payout Fee

Where the Hypothecary Loan is advanced by way of progress payments and you request a prepayment in full of the Hypothecary Loan on or before the second anniversary of the Interest Adjustment Date, in addition to the prepayment charges outlined above, you must also pay a progress advance early payout fee in the amount of \$2,000.00.

Q. Cash Back Hypothecary Loans

If you received a cash back amount or other incentive from us upon funding of the Hypothecary Loan or the renewal of the Hypothecary Loan by way of a cash payment, an allowance, a gift certificate or voucher or a discount on the interest rate calculated over the Term of the Hypothecary Loan or term of the renewal, you must on a prepayment in full, an early renewal or a conversion of the Hypothecary Loan pay back to us, in addition to any prepayment charge, a proportionate part of such cash back amount or other incentive. The proportionate part is an amount equal to the amount determined by multiplying the cash back amount or other incentive by the quotient of the number of months remaining in the Term (including the month in which the prepayment, early renewal or conversion is made) and the number of months in the Term. Absent manifest error, our determination of the foregoing amounts shall be final and binding.

R. Conflicts

Notwithstanding any provision of the Hypothecary Loan (including the statutory covenants and conditions included in the Hypothecary Loan), in the event of any ambiguity, inconsistency or conflict between the terms of the Hypothecary Loan and the terms of this Disclosure Statement, the terms of this Disclosure Statement shall govern to the extent of such ambiguity, inconsistency or conflict. Notwithstanding the preceding sentence, if the Hypothecary Loan contains remedies which are in addition to the remedies set forth in this Disclosure Statement, the existence of such additional remedies in the Hypothecary Loan shall not constitute an ambiguity, conflict or inconsistency with the provisions of this Disclosure Statement.

S. No Merger

It is agreed that the execution, delivery and registration of the Hypothecary Loan and the advancing of any funds shall in no way merge or extinguish this Disclosure Statement or the terms and conditions thereof, which shall survive and continue in full force and effect.

T. Customer Resolution Process

If You Have a Problem or Concern: Tell us about your problem or concern in the way that is most convenient for you. You may call us toll free at 1-877-462-3788, contact us by mail at Customer Feedback, Paradigm Quest Inc - Macquarie Financial, 390 Bay Street, Suite 1800, Toronto, Ontario, M5H 2Y2, by fax at 1-888-753-5842 or by e-mail at: macquariecustomercare@paradigmquest.com.

As a next step, if your concern remains unresolved, your problem will be elevated to a representative of our Senior Management Office.

You may contact our Ombudsman, by mail at Paradigm Quest Inc - Macquarie Financial, 390 Bay Street, Suite 1800, Toronto, Ontario, M5H 2Y2, or toll free at 1-877-462-3788.

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| Macquarie Financial Hypothecary Loans are facilitated through Paradigm Quest Inc. |
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No entity within the Macquarie Group of Companies is registered as a bank or an authorized foreign bank in Canada under the Bank Act, S.C. 1991, c. 46 and no entity within the Macquarie Group of Companies is regulated in Canada as a financial institution, bank holding company or an insurance holding company. Macquarie Bank Limited ABN 46 008 583 542 (MBL) is a company incorporated in Australia and authorized under the Banking Act 1959 (Australia) to conduct banking business in Australia. MBL is not authorized to conduct business in Canada. No entity within the Macquarie Group of Companies other than MBL is an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Australia), and their obligations do not represent deposits or other liabilities of MBL. MBL does not guarantee or otherwise provide assurance in respect of the obligations of any other Macquarie Group company.

U. Authorization

Signatures _____
Paradigm Quest Inc.

I hereby acknowledge receipt of this Disclosure Statement. I have not yet signed the Hypothecary Loan Contract, otherwise entered into an obligation on the Hypothecary Loan or made any payment under the Hypothecary Loan Contract. Where permitted by law, I agree to waive any requirement that there be a minimum period of time between (a) my receipt of this Disclosure Statement and (b) my signing the Hypothecary Loan instrument or the Hypothecary Loan Contract, my entering into the Hypothecary Loan Contract or my making any payment under the Hypothecary Loan Contract.

Borrower Date

Borrower Date

UNLESS YOU REQUIRE MORE THAN ONE STATEMENT TO BE SENT TO YOU SEPARATELY, PLEASE ALSO INITIAL BELOW.

Co-Borrower Consent: As co-borrowers you are each entitled to receive separate disclosure documents and statements for the Hypothecary Loan account mailed or otherwise delivered to the address each of you designates. This includes the initial disclosure statement, each account statement and any notice of change in rate or other matter as well as renewal offers and notices (together called "Statements" in this consent form). You will each receive in separate envelopes a copy of all Statements unless you consent to Macquarie Financial sending you only one copy.

You may choose to receive only one copy of Statements by initialling the line below:

_____ Borrower

We consent to one copy of Statements being sent to us at the address set out in this commitment, or such new address as we at a later time may give to you.

You may by notice to us at any time alter this consent to thereafter have Statements sent to each borrower at the address he or she designates. You may contact us for further information regarding this matter at 1-877-462-3788.

Acknowledged and agreed to by the undersigned guarantor(s) as of the date written below.

Guarantor Date

Guarantor Date

Schedule of Non-Interest Fees

Discharge Fees:

| | |
|--------|-----------|
| Québec | No Charge |
|--------|-----------|

Hypothecary Loan Assignment Fees:

| | |
|-----------------------------------------------------------------------------|-----------|
| Québec | No Charge |
| Valuation Fee | \$199.00 |
| Changes post instructing (e.g. term, rate, closing date) | \$100.00 |
| Insurance Administration Fee (ie cancellation, investigation of status etc) | \$125.00 |
| Property Tax Administration fee - per year | \$75.00 |
| Fee for Payment Frequency Change - First Request | \$0.00 |
| Fee for Payment Frequency Change - Subsequent Requests | \$75.00 |
| Fee for Payment Date Change - First Request | \$0.00 |
| Fee for Payment Date Change - Subsequent Requests | \$25.00 |
| Dishonored cheque / PAC debit fee - First Occurrence | \$75.00 |
| Fee for deposit of non PAC debit payment to Lender's Collections Account | \$7.50 |

Fees will be charged for providing other administrative or clerical services at borrower's request, including but not limited to:

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Providing copies of documents from the borrower's file per item (e.g. copy of registered charge document; survey/survey certificate/real property report; electronic registration letter; annual statement, etc.) | \$30.00 |
| Fee for providing duplicate documents (e.g. discharge, assignment, etc.) | \$100.00 |
| Fee for providing loan statement (other than annual statement) | \$50.00 |
| Fee for providing duplicate statements (e.g. annual, tax, HELOC monthly) | \$30.00 |
| Fees for offsite file retrieval Rush or Regular | \$60.00 |
| Hourly fee for detailed breakdown of payment history or tax account | \$100.00 |
| Assumption Fee on Transfer of Title | \$150.00 |
| Fee for processing any other request for consent post funding | \$150.00 |

This Fee Schedule is effective as of time of printing on September 1, 2005 and is current as of today's date. All fees are subject to sales taxes, where applicable. These fees may change from time to time; we will provide you with notice of any such change within the maximum period of time permitted by law.

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