

I/we warrant and confirm that the information given in the mortgage application form is true and correct and I/we understand that it is being used to determine my/our credit responsibility and to evaluate and respond to my/our request for mortgage financing. You are authorized to obtain any information you may require for these purposes from other sources (including, for example, credit bureaux) and each source is hereby authorized to provide you with such information. I/we also understand, acknowledge and agree that the information given in the mortgage application form as well as other information you obtain in relation to my credit history may be disclosed to potential mortgage lenders, mortgage insurers, other service providers, organizations providing technological or other support services required in relation to this application and any other parties with whom I/we propose to have a financial relationship.

I/we further acknowledge and agree that each potential mortgage lender, mortgage insurer or service provider to whom you provide the mortgage application and/or my/our personal information is permitted to receive such application and information and maintain records relating to me/us and my/our mortgage application and to hold, use, communicate and disclose personal information about me/us, including my/our Social Insurance Number (SIN) if I/we provide it, and collect personal information from me/us, you and from third persons, including credit bureaux, credit reporting and collection agencies, financial institutions, my/our past and present employers, creditors and tenants, my/our spouse or any other person who has information about me/us for the purposes of recording, evaluating and responding to my/our application for mortgage financing or related activities and I/we specifically consent to the release and disclosure of personal information by such persons to and among you and each potential mortgage lender, mortgage insurer or other service provider.

CLIENT CONSENT

: Chris Pearson

Date:

: Cheryl Pearson

Date:

To: Chris Pearson
Cheryl Pearson
12653 Driftwood Court
Lake Country, BC
V4V 2M9

C/O: Steven Nicholson
Origination Mortgage Corp

From: Scotiabank
79 Wellington Street West P.O. Box 349
Toronto, ON, M5K 1K7
Phone: (416) 350-7400,
(800) 275-5897
Fax: (416) 350-7442,
1-877-396-2236

Application ID: 2072477

Date Issued: Jun 20, 2014

Property Address: 17750 Juniper Cove Road, Lake Country, BC, V4V 1B8

We are pleased to confirm that your application has been approved under the following terms and conditions.

Basic Loan Amount	\$756,000.00	Advance Date	Aug 22, 2014
Insurance Premium	\$18,144.00	Term	5 year Closed
Total Loan Amount	\$774,144.00	Amortization	25 years
Interest Rate	2.99%	Monthly Payment	\$3,659.63
See Interest Rate Section for more information		(Principal + Interest Only)	
Interest Rate Set Date	Already Set	Taxes to be paid	through Scotiabank
Guarantor(s)			

Payment Frequency Options (please indicate your choice):

Payment Frequency Options listed below are for new mortgage(s) only. If none selected, the mortgage payment will be set up as monthly. Payment amount **does not** include tax portion if taxes are to be paid through Scotiabank.

- ☐ \$3,659.63 Monthly, First payment date: September 1, 2014
 ☐ \$1,829.82 Bi-Weekly, First payment date: September 5, 2014
☐ \$1,829.82 Semi-Monthly, First payment date: September 1, 2014
 ☐ \$914.91 Weekly, First payment date: August 29, 2014

PREPAYMENT POLICIES

Prepayment

Our standard prepayment privileges apply. Full details on prepayment privileges, Match-a-Payment® and Miss-a-Payment® Options can be obtained from your servicing branch.

INTEREST RATE

Rate

We guarantee you our Fixed Annual interest rate(s) and term(s) until October 10, 2014. If this is a blended interest rate, the new reduced or reset interest rate applies to the new term only.

Fixed Annual Interest Rate guarantee of 2.99%

CONDITIONS OF APPROVAL

Holdback Required

A holdback of \$39,900.00 is required upon completion of the following improvements/ repairs - Supply and installation of Laminate flooring

- paint and labour
- Kitchen upgrade

The work must be completed within 120 days of the Term Start Date or the loan will be closed out less the holdback.

We will require an inspection for an authorized appraiser to confirm the improvements have been completed. Any costs will be at the expense of the borrower

Owner Occupied Property

You must occupy the subject property as your principal residence.

Downpayment - Sale of home

You are to provide us with the signed and accepted sale agreement for the property at 12653 Driftwood Court... AND...mortgage statement confirmation of the outstanding balances of any debts secured by the property being sold.



Income

Verification of employment and income is required in the form of a signed letter on your employers letterhead and a paystub or notification of pay deposit, both of which must be dated within 60 days of the application date for:

Chris Pearson in the amount of \$138,916.00. If income is by way of commission and base salary we will require the employment letter to confirm base and commission year to date. Along with the 2012 and 2013 T4s

Additional Documentation Required

For Chris Pearson, we require the following additional documentation: Date of birth input error, please provide his BCDL to confirm correct DOB-

Additional Documentation Required

For Cheryl Pearson, we require the following additional documentation: BCDL to confirm surname and residential address

Closing Costs

You are to provide verification that you have available from your own resources, in addition to the down payment, 1.50% of the purchase price to cover closing costs.

Branch Signing

You must visit the designated branch to sign the required Bank documents before the scheduled closing date.

VILLAGE GREEN BR., VERNON, B.C.

Transit: 61630

4790 27TH STREET

VERNON, BRITISH COLUMBIA

V1T4Y6

250-260-5529

Property - Taxes

You are to make tax payments to us with your regular loan payments and we will pay the property taxes when they become due.

MORTGAGE DEFAULT INSURANCE CONDITIONS**Default Insurer - Fees**

The approval and mortgage are subject to the requirements of the mortgage default insurer

The mortgage insurance premium of \$0.00 plus \$0.00 for sales tax on the insurance premium will be deducted from the advance.

Canada Guaranty #731908

SOLICITOR / NOTARY CONDITIONS**Title Insurance Required**

Title insurance is mandatory for all mortgages on properties located in British Columbia. We will instruct your Solicitor/Notary to submit to us a lender's Title Insurance policy. You are responsible to pay your Solicitor/Notary for this service.

Debt Payout - From Proceeds

We require total debt reduction of \$450,147.00; Monthly Payment reduction of \$3,666.00. The following debts will be paid from proceeds: Primary: RBC Acct#**66001 \$10,000.00, Merix Acct#252762 \$381,500.00, BMO MC \$20,377.00, RBC Visa \$19,445.00, MBNA \$18,825.00

Property - Well

We require confirmation from the appropriate authority that the water is safe for human consumption. For new construction properties, we also require confirmation of adequate flow. Confirmation is to be provided to/obtained by your solicitor/notary.

Solicitor

This transaction will be completed by a solicitor/notary. We will instruct the solicitor/notary upon receipt of acceptance of this conditional approval and the requested information. For refinancing transactions, the solicitor/notary will be responsible to pay out existing non-Scotiabank debts from the mortgage proceeds.

GENERAL CONDITIONS**Condition Fulfillment**

You will pay all fees associated with arranging this mortgage, which includes any legal, survey, appraisal, and insurance mortgage costs.

All costs incurred to arrange this mortgage are your responsibility.

Cancellation Clause

We may cancel this approval if we find your financial status has changed materially from what you disclosed in this application — or if there has been any misrepresentation of the facts in this application or other documentation.



Application ID: 2072477

Property: 17750 Juniper Cove Road, Lake Country, BC, V4V 1B8

Issued: Jun 20, 2014

Due on sale

You may have to pay back immediately all the money you owe us under this mortgage if you sell, transfer, or mortgage the property. Immediate payout may also be required if you default on this mortgage. If we decide immediate payout is not required, all payment obligations remain the same.

Portability

You may be able to port your mortgage, with its rates and terms, and move it to another property. This is called porting a mortgage. Speak to your servicing branch to find out if you can port your mortgage.

Signed Commitment

Return to us this signed Commitment Letter, void cheque (banking details) and Solicitor/Notary information.

All borrowers and guarantors, as applicable, are required to sign the acceptance page of this commitment and return it to us by July 05, 2014.

Yours truly,

Kathleen Hazen

Broker Relationship Manager, Scotiabank



Application ID: 2072477

Property: 17750 Juniper Cove Road, Lake Country, BC, V4V 1B8

Issued: Jun 20, 2014

CUSTOMER AUTHORIZATION / ACKNOWLEDGEMENT

In this Commitment Letter, "we", "our" and "us" mean any Scotiabank Group Member or the collective Scotiabank Group and include any program or joint venture any of these parties participates in; "you" and "your" mean the applicant and co-applicant (if applicable). "Service" means any personal banking, insurance, brokerage or financial product or service offered by us. You agree that all information that you give us will, at any time, be true and complete.

We may collect your personal information, use it, and disclose it to any person or organization in order to: confirm your identity; understand your needs; determine your eligibility for our Services; satisfy applicable legal and regulatory requirements; manage and assess our risks; and prevent or detect fraud or criminal activity. We may keep and use information about you for as long as it is needed for the purposes described in this Commitment Letter.

In addition, we may offer you Services that we think may be of interest to you, and give information about you to other members of the Scotiabank Group so that these companies may tell you directly about their Services. Your consent to this is not a condition of doing business with us and you may withdraw it at any time.

When you apply for, accept, or guarantee a loan or credit facility or otherwise become indebted to us, we may use, give to, obtain, verify, share and exchange financial, credit and other information about you with others including your employer, credit bureaus, mortgage insurers, creditor insurers, reinsurers, registries, other companies in the Scotiabank Group, Investigative Bodies such as the Bank Crime Prevention and Investigation Office and other persons with whom you may have financial dealings, as well as any other person as may be permitted or required by law. We may do this throughout the relationship we have with you. You authorize any person whom we contact in this regard to provide such information to us.

We may ask you for your SIN to verify and report credit information to credit bureaus and credit reporting agencies as well as to confirm your identity. You may refuse to consent to its use or disclosure for purposes other than as required by law.

We do not provide directly all the services related to your relationship with us. We may use third party service providers to process or handle personal information on our behalf and to assist us with various services. Some of our service providers are located outside of Canada. As a result, your personal information may be accessible to regulatory authorities in accordance with the law of these jurisdictions. When personal information is provided to our service providers, we will require them to protect the information in a manner that is consistent with Scotiabank Group privacy policies and practices.

Third Party Determination - By signing this Commitment Letter you confirm that the product(s) and/or service(s) offered to you herein will not be used for or on behalf of any individual or entity other than you and the other parties named in the Commitment Letter for whose benefit such products and services are intended unless information about such individuals or entities was previously disclosed to the Bank on a Scotiabank Group Third Party Determination form.

Pre-Authorized Payment Information (Please provide us with a cheque marked VOID drawn on the account where you would like the payments taken from).

Bank Number:	Financial Institution Name:
Transit Number:	Account Number:
Financial Institution Address:	

Solicitor/Notary Contact Information

Name:	Firm Name:
Address:	
Phone:	Fax:

Any disclosure statement in connection with the loan you are applying for may be given at the time that you enter into the Personal Credit Agreement, if you give us your e-mail address, either on the application or elsewhere, you agree that any disclosure statement, which you receive, may be in an electronic format which you may retrieve and retain.

Please correspond in: ☐ English ☐ French

Applicable in the Province of Quebec only: It is the express wish of the parties that this Authorization and all documents relating to it be drawn up and executed in English. Les parties conviennent et exigent expressément que ce contrat et tous les documents qui s'y rapportent soient rédigés en anglais.

Each borrower is entitled to receive separate agreements and disclosure documents for the loan. By signing below, you consent to all agreements and disclosures being sent only to the address of the person whose signature appears first on this commitment letter, this includes the initial disclosure statement and credit agreement, as well as all subsequent statements, agreements, disclosure or other notices related to the loan. You acknowledge that you have been advised of your ability to receive separate disclosure and have declined. You agree that we may rely on this consent through all subsequent extensions, renewals and amendments related to the loan, until such time as you give us notice in writing that you wish to change your disclosure preference. You may change your disclosure preference at any time by contacting your Scotiabank branch. Alternatively, if you wish to receive separate disclosure, please indicate by selecting 'yes' below.

The terms and conditions detailed in this mortgage commitment are hereby accepted this _____ day of _____, 20_____.

Chris Pearson

Cheryl Pearson

Receive Notices

☐ Yes

**FIXED CREDIT
DISCLOSURE STATEMENT**

Pursuant to the *Mortgage Brokers Act* and
The Business Practices and Consumer Protection Act

Lender: Scotiabank / Banque Scotia

The Borrower may use the following phone number to obtain information about the
Mortgagor's account during the Lender's ordinary business hours: (250) 212-2010

Broker: Steve Nicholson, Origination Mortgage Corp.

Borrower: Chris Pearson, Cheryl Pearson

Property: 17750 Juniper Cove Road Lake Country, British Columbia V4V 1B8

Effective Date of Disclosure Statement: June 20, 2014

Mortgage Terms and Details

- | | | |
|---|---|----------------------------|
| 1 | The interest rate on the mortgage is: | Fixed |
| 2 | The initial annual interest rate is: | 2.990 % |
| | and the compounding period is: | Semi Annually |
| 3 | Total mortgage amount: | \$ 774,144.00 |
| 4 | The total interest paid: | \$ 107,003.21 |
| 5 | The Total Cost of Credit (Calculation details are in 'Cost of Credit Details' section): \$ 107,003.21 | |
| 6 | (1) If the mortgage amount advanced is to be repaid in accordance with a specific schedule of payments: | |
| | (a) To be advanced as follows: | as per mortgage commitment |
| | (b) The term of the mortgage is: | 5 years |
| | (c) The amortization period is: | 25 years |
| | (d) The maturity date is: | August 22, 2019 |
| | (e) Payments in the amount of \$ 3,659.63 are to be made by the Borrower as follows: | |
| | Monthly (timing) commencing September 22, 2014 for a term of 5 years | |
| | (f) Prepayments can be made under the following conditions: | |
| | as per mortgage commitment | |

OR

- (2) If the amount advanced is not to be repaid in accordance with a specific schedule of payments, outstanding balance (or portion thereof) must be paid out under the following circumstances:
- as per mortgage commitment
- (Alternatively, reference the specific provisions of the credit agreement that describes those circumstances.)

Interest

- 7 The date on which interest begins to accrue is: August 22, 2014
- AND if a grace period is given, the details are: as per mortgage commitment
- 8 Interest for each payment period is calculated against the balance owing. Unpaid interest will be compounded under the following circumstances:
- as per mortgage commitment
- 9 Where the annual interest rate may change, the method of determining the annual interest is:
- as per mortgage commitment



Cost of Credit Details10 Total Mortgage Amount: \$ 774,144.00

11 Fees, Charges and Payments deducted from mortgage amount from Lender

- (a) Lender fee: \$
- (b) Broker Fee if deducted by lender: \$
- (c) Estimated Inspection/Appraisal costs: \$
- (d) Estimated Survey costs: \$
- (e) Loan pay outs: \$
- (f) Other charges, fees and payments:
- (i) \$
- (ii) \$
- (iii) \$
- (g) Default Insurance (CMHC/Genworth/Other): \$ 18,144.00
- Total deducted from mortgage amount: \$ 18,144.00

Total amount from lender: \$ 756,000.00

12 Value Received by the borrower for proceeding with the transaction

- (a) Total from Lender less deductions: \$ 756,000.00
- (b) Estimated appraisal if borrower has unrestricted use at or prior to completion: \$
- (c) Estimated survey if borrower has unrestricted use at or prior to completion: \$
- (d) Estimated loan pay outs: \$
- (e) Cashback received from lender: \$
- (f) Default Insurance (CMHC/Genworth/Other): \$ 18,144.00
- (g) Other Value Received:
- (i) \$
- (ii) \$
- (iii) \$

Total Value Received by the borrower: \$ 774,144.00

13 Value Given by the borrower for proceeding with the transaction

- (a) Commencing September 22, 2014, 60 Monthly payments of \$ 3,659.63
will be paid by the borrower.

Total Payments: \$ 219,577.80

- (b) Remaining mortgage balance on maturity date: \$ 661,569.41
- (c) Other Value Given by Borrower at or prior to completion
- (i) Legal fees where choice of legal firm is restricted: \$
- (ii) Title Insurance: \$
- (iii) \$
- (iv) \$
- (v) \$

Total Value Given by the borrower: \$ 881,147.2114 Cost of Credit (Value Given Less Value Received): \$ 107,003.2115 The Annual Percentage Rate¹ (APR) is: 2.990 %

The APR is not the contract rate of the mortgage. It is the interest costs, plus the non-interest costs required to obtain the mortgage, expressed as a percentage of the average mortgage balance over the term of the mortgage.



16 Payments not included in the cost of credit

Payments contained in the transaction the borrower derives a direct and unrestricted benefit from:

- | | |
|---|----|
| (a) Estimated legal fees if freely chosen by borrower: | \$ |
| (b) Estimated appraisal if borrower has unrestricted use at or prior to completion: | \$ |
| (c) Estimated survey if borrower has unrestricted use at or prior to completion: | \$ |
| (d) Land Title Registration Fees: | \$ |
| (e) Other Payments not included in the cost of credit: | |
| (i) | \$ |
| (ii) | \$ |
| (iii) | \$ |

Total Payments not included in the cost of credit: \$ 0.00

Security

17 In addition to the Mortgage, the following security was granted for Credit:

- (a) _____
- (b) _____
- (c) _____

Other Charges:

18 Other Charges possibly applicable to borrower

- (a) Default Charges: _____
- (b) Discharge Fee: _____
- (c) NSF: _____
- (d) Other Charges:
- (i) _____
- (ii) _____



Certification and Acknowledgement

I, Steve Nicholson of Origination Mortgage Corp., 2061 Abbott Street Kelowna, British Columbia, V1Y1C5
the Lender / Broker in this Mortgage, have fully completed the above statement.

Signature of Lender or Broker

I, _____ of _____
(Name) (Address)

the Borrower in this Mortgage, acknowledge receipt of the above Disclosure Statement which I received on the
_____ day of _____ year _____

_____
Signature of Borrower

Notes:

1. The Annual Percentage Rate is calculated using the formula:

$APR = \text{Annualized Cost of Credit} / \text{Average Principal}$

$= \text{Cost of Credit} / (\text{Mortgage Term} \times \text{Average Principal})$ where the Mortgage Term is expressed in years

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BORROWER CONFLICT OF INTEREST DISCLOSURE STATEMENT FORM 10 - Section 17.3

This information statement has not been filed with the Registrar of Mortgage Brokers. There has been no determination made by the Registrar as to whether the disclosed information complies with the *Mortgage Brokers Act*.

Please write or print clearly. If additional information is required, reference and attach a schedule to this form.

Chris Pearson, Cheryl Pearson

Name of Borrower(s):

Scotiabank / Banque Scotia

Name of Lender:

Origination Mortgage Corp.

(250) 212-2010

Name of Mortgage Broker:

Telephone:

Steve Nicholson

Aug 22, 2014

Name of Submortgage Broker:

Date of transaction:

17750 Juniper Cove Road Lake Country, British Columbia V4V 1B8

Civic address of property to be mortgaged:

Detached

Legal description of property to be mortgaged:

Other Parties to the Transaction Represented by the Mortgage Broker

The Mortgage Broker represents the following parties to the transaction:

☒ The borrower(s): Chris & Cheryl Pearson

☒ The lender: Scotiabank

☐ Syndicate mortgage lenders: Name
(attach list if more space required)

Name

Name

☒ A person or entity which will
acquire the mortgage from
the investor/lender:

Chris & Cheryl Pearson

Name

☐ Other - please describe:

NOTE:

If the Mortgage Broker has NOT indicated that it represents you, the Mortgage Broker must still exercise a duty of care to you and deal with you fairly. It is recommended that you obtain independent advice with respect to the transaction.



Mortgage Broker's Interest in the Transaction

- ☒ The Mortgage Broker and/or its associates or related parties **will not** acquire a direct or indirect interest in the transaction described above.
- ☐ The Mortgage Broker and/or its associates or related parties **will** acquire a direct or indirect interest in the transaction described above. In particular, _____, (State the Name of Party) who is _____ will: (State Relationship with Mortgage Broker)
- ☐ be the lender in the transaction;
- ☐ be a syndicate mortgage lender with the lender/investors;
- ☐ acquire the mortgage from the lender or investor; or
- ☐ _____ (Identify nature of interest)

Are there Other Mortgage Brokers acting in this Transaction?

- ☒ No
- ☐ Yes _____ (State Name, Relationship to Mortgage Broker and/or Borrowers and role in transaction)

Compensation to the Mortgage Broker

The Mortgage Broker will be compensated for this mortgage transaction in the following ways:

- ☒ Commission/income or fee paid by the lender
- ☐ Commission/income or fee paid by another mortgage broker
- ☐ _____ (Other - please specify)

The Mortgage Broker may (or will) also receive additional compensation (either monetary or non-monetary) from the lender which includes:

- ☒ Additional commission/income based on its or another mortgage broker's volume of business or funding efficiency with the lender
- ☐ Additional commission/income because the Borrower is paying a higher interest rate than would otherwise be available to the Borrower from the lender in the transaction
- ☒ Points, Rewards and other incentives _____ (Other- please describe)

Referrals to the Mortgage Broker

The Mortgage Broker, its associates or related parties have paid or will pay a fee in the amount of \$ 0 to NA _____ for receiving a referral or recommendation relating to the transaction. (Name)



Please state any other facts which may result in a conflict of interest with the borrower:

CERTIFICATION

I certify that I am the mortgage broker or an authorized representative of the mortgage broker and based on my knowledge, belief and information provided by third parties, this Disclosure Statement contains no untrue statement and does not omit to state a fact that is required to be stated or that is necessary to prevent a statement that is made from being false or misleading in circumstances in which it was made.

Origination Mortgage Corp.	2061 Abbott Street Kelowna, British Columbia, V1Y1C5
<i>Full name of Mortgage Broker</i>	<i>Address (Including Postal Code)</i>

2014,06,20

Signature of Mortgage Broker or Authorized Representative

Date Signed (YYYY,MM,DD)

ACKNOWLEDGEMENT OF RECEIPT

2014,06,20

Signature

Name (Please Print)

Date Signed (YYYY,MM,DD)

2014,06,20

Signature

Name (Please Print)

Date Signed (YYYY,MM,DD)



Protecting your mortgage?

DATE : June 20, 2014

Applicant: Chris Pearson

Co-Applicant(s): Cheryl Pearson

A mortgage is the single largest debt most Canadians have, making your mortgage insurance an important responsibility. At Origination Mortgage we recognize that mortgage insurance from your bank or lender may not be your best solution. Our network of qualified Financial Planners can help you compare your choices.

Please choose **One of the following:**

- ☐ I/We would like to see more options, choices and compare this to mortgage insurance offered by the bank or lender. Please have Jeremy Harris of JS Harris Financial contact me at _____ to determine the best plan for me.
- ☐ I/We Choose to decline the options for mortgage insurance. I/We understand that by declining this options, I/We personally assume all responsibility for this decision and release Origination Mortgage Corp from any future liability.

Sincerely,



Signature of Applicant

Signature of Co-Applicant(s)

Witness to Signature(s):

Signature of Witness