Mortgage Commitment

Response: Jul-18-2014 09:30:05 AM EST

BROKER INFORMATION

Name: Origination Mortgage Corp.

Address: 2061 Abbott Street Kelowna BC V1Y 1C5

Attention: Steve Nicholson | Application Reference #:OMGC-299

LENDER INFORMATION

Name: First National Financial LP

Address: 1090 Homer Street Suite 200 Vancouver BC V6B2W9

Lender Reference #: 3134585 | Mortgage Insurance Reference #:

APPLICANT INFORMATION

Applicant: Chris Cameron
Angela Cameron

Property Information

Address: 2645 Carolina ST Vancouver BC V5T3S9

With reference to the above, First National Financial LP is pleased to provide a mortgage loan offer, under the following terms and conditions:

Loan		Terms		Payment	
Purchase/Value	$ 1,100,000.00	Mortgage Type	First	Principal and Interest	$ 3,465.58
Downpayment	$ 275,000.00	Term Type	Closed	Taxes (Estimated)	$ 281.25
Amount	$ 825,000.00	Interest Rate	2.990%	Taxes Paid By	Lender
Insurance Premium	$ 0.00	Term (Months)	60	Total Installment	$ 3,746.83
Total Loan	$ 825,000.00	Amortization (Months)	360		
Other Mortgages		Frequency	Monthly	Commitment Expires	31-Jul-2014
Closing Date	31-Jul-2014				

LENDER AUTHORIZATION

All of our normal requirements and, if applicable, those of the mortgage insurer must be met. All costs including legal, survey, mortgage insurance, etc. are for the account of the applicant(s). The mortgage insurance premium (if applicable) will be added to the mortgage. This mortgage is subject to the details and terms outlined as well as the conditions described on the attached Schedule A.

Approved by: Adrienne Otter
FIRST NATIONAL FINANCIAL LP

CLIENT ACCEPTANCE

I/We the undersigned applicant(s) accept the terms of this mortgage as stated above and agree to fulfill the conditions of approval as outlined on the attached Schedule A to the lender's satisfaction. I/We further certify that the information given on the mortgage application is true and correct.

Applicant: Chris Cameron	Signature ____________	Date ____________
Applicant: Angela Cameron	Signature ____________	Date ____________

INITIAL

Mortgage Commitment

Schedule A

Response: Jul-18-2014 09:30:05 AM EST

FirmName:	Origination Mortgage Corp.	**Lender Name:**	First National Financial LP
Attention:	Steve Nicholson	**Lender Reference #:**	3134585
Application Reference #:	OMGC-299	**Mortgage Insurance Reference #:**	

CONDITIONS OF APPROVAL

ASSUMPTION POLICIES

☐ Assumption Option: The transferee or purchaser may, upon completion of a mortgage application which meets our mortgage approval criteria then in effect, personally assume (with the consent of his or her spouse where required by law) all of your obligations under your Mortgage by executing an assumption agreement in the form required by us.

CONDITIONS

☐ Both/All to sign as Joint Tenants.

☐ Subject to satisfactory appraisal of $1,100,000.00.

☐ Subject to no secondary financing.

☐ Subject to signed and dated mortgage application.

☐ Solicitor to provide discharge statement to confirm existing mortgage is up to date and in good standing. **Solicitor to disburse mortgage proceeds to pay out the following: BNS Mtgs. **Assignment of Rents.

☐ Solicitor to provide a completed ID Verification Form and legible photo ID satisfactory to FN prior to funding. **Solicitor to provide confirmation of property taxes prior to advance.

☐ BOTH: Copy of 2 years NOA's and T1's confirming average income as stated, with most recent showing no taxes owing, along with proof of minimum 2 years BFS(if no business income on T1's). **Need business phone number.

☐ Confirmation that RBC $77K is unsecured with interest only payments. **Copy of current mortgage statement for 2182 Shaugnessey Hill. **Confirmation of property taxes for all properties.

☐ Confirmation of rental incomes for subject and 410 Holbrook via 2012 T1's(accountant prepared) or current lease agreements.

☐ A general assignment of rents is required.

PAYMENT FLEXIBILITY OPTIONS

☐ Circle payment option:
If Weekly, the first payment will be Aug 7, 2014
If Bi-Weekly, the first payment will be Aug 14, 2014
If Monthly, the first payment will be Aug 31, 2014
If Semi monthly, the first payment will be Aug 15, 2014

INSTRUCTIONS

☐ The terms and conditions of this mortgage commitment will form part of the solicitor's instructions as appointed by the borrowers.

☐ PLEASE DRAW DOCUMENTS AND FINAL REPORT IN THE NAME OF FIRST NATIONAL FINANCIAL GP CORPORATION.

☐ THE SOLICITOR IS HEREBY INSTRUCTED TO REGISTER THE MORTGAGE DOCUMENT AS FOLLOWS:
Interest Adjustment Date: Jul 31, 2014
First Payment Date: Aug 31, 2014
Maturity Date: Jul 31, 2019

OTHER

☐ Mortgage: The mortgage loan to be made to you shall be subject to all extended terms set forth in First National Financial GP Corporation (herein referred to as 'we', 'our' or 'us') standard form of mortgage contract, and loans insured by a mortgage insurer will be subject to the requirements of the Certificate of Insurance issued by the mortgage insurer. If there are one or more rental units at the property, a general assignment of rents in our standard form will be required.

INITIAL

	Date:	Initials:

Mortgage Commitment			**Schedule A**
Response: Jul-18-2014 09:30:05 AM EST			Page 3 of 4
FirmName:	Origination Mortgage Corp.	**Lender Name:**	First National Financial LP
Attention:	Steve Nicholson	**Lender Reference #:**	3134585
Application Reference #:	OMGC-299	**Mortgage Insurance Reference #:**	

OTHER

☐ Property Taxes: If stipulated by us, you will pay us monthly, an amount which in our opinion is sufficient to enable us to pay the annual property taxes on your behalf by the due date for the first installment of the tax bill in each year, based on the estimated annual taxes. We may retain a tax holdback from our mortgage advance in an amount equal to the estimated annual property taxes, which will be credited to your tax account. Prior to funding of the mortgage loan, you must pay any tax installments that are due and owing as of the date of advance of the mortgage loan. If we permit you to pay your taxes directly to the municipality, you will provide us with proof of such payment no less than sixty days thereafter.

☐ Fire Insurance: We shall require evidence of replacement cost all-risk insurance coverage acceptable to us, taken with an insurer not disapproved by us. Such policy must contain the standard Insurance Bureau of Canada mortgage clause and must indicate our interest as mortgagee.

☐ Title Insurance: A Lenders policy of Title Insurance must be obtained, in form and content satisfactory to the Lender.

☐ Processing Fee and Costs: Whether or not this loan is funded, you agree to pay the processing fee specified herein, if any, and all legal, appraisal and survey costs incurred by you or us in this transaction.

☐ Mortgage Insurance Fee: You agree to pay any mortgage insurance fee, as indicated, and all applicable federal or provincial taxes thereon.

☐ Interest Adjustment: Interest shall accrue from the date the first advance is made. Interest due to the interest adjustment date will be simple interest, calculated daily and will be deducted from the first advance.

☐ Pre-Authorized Cheque Plan: You agree to make repayment under the mortgage by a 'pre-authorized cheque plan' or by such other means as may be requested by us.

☐ Commitment Non-Assignable: This commitment is not transferable by you and the benefit may not be assigned by you. It may be assigned by us.

☐ Representation and Warranty: You warrant to us, and it is a condition of this loan, that all information submitted by you or your broker to us in connection with your loan application is true and accurate, and you agree to supply promptly, on request, any further information concerning yourself, your financial standing or the property to be mortgaged, which may be required by us.

☐ Title: You represent and warrant to us, and it is a condition of this loan, that you have a good and marketable title to the property to be mortgaged, satisfactory in all aspects.

☐ Zoning and Work Orders: It is a condition of this loan that the mortgaged property and the use thereof comply with all applicable governmental laws and regulations and that there are no outstanding work orders, notices or directives against the property.

☐ Construction Loans: In the case of a construction loan, advances will be made at our discretion and we will always retain sufficient funds to complete construction.

☐ New Homes: If this mortgage loan is for the purchase of a newly constructed home, our solicitor will be required to obtain a certified copy of the New Home Enrolment endorsed by HUDAC (or the equivalent enrolment in any governmental new home warranty programme in provinces other than Ontario) before making any mortgage advances.

☐ No Agency: You acknowledge that we may assign this commitment or the mortgage to a third party and may receive a fee in connection with such assignment. We may also receive a fee in connection with the servicing of this loan. We are not acting as your agent or otherwise in any fiduciary capacity in relation to you in connection with the loan described herein.

☐ Solicitor and Documentation: The solicitor specified by us will act on our behalf in this transaction. You agree to deliver to our solicitor your title documents, insurance policy and survey, if applicable, as soon as possible.

☐ Entire Agreement: This commitment, when accepted by you, will constitute the entire agreement and understanding between you and us with respect to this loan and will supercede all other agreements or understandings, whether oral or written.

☐ Survival: You agree that the terms, conditions & covenants contained in this commitment shall survive and will not merge upon registration of the mortgage and the advance of funds thereunder but will remain valid and subsisting obligations.

INITIAL

	Date:	Initials:

Mortgage Commitment			Schedule A
Response: Jul-18-2014 09:30:05 AM EST			
FirmName:	Origination Mortgage Corp.	**Lender Name:**	First National Financial LP
Attention:	Steve Nicholson	**Lender Reference #:**	3134585
Application Reference #:	OMGC-299	**Mortgage Insurance Reference #:**	

OTHER

☐ Information: You agree that we or any insurer or potential insurer or assignee or potential assignee of the Mortgage loan may conduct credit checks with consumer reporting agencies and make such other investigations and collect such other information concerning you as we or they may deem advisable, all such information to be used for the purpose of underwriting, assessing the risk associated with, and administering this mortgage loan.

☐ Privacy: You agree that we or any insurer or potential insurer of the mortgage loan may share information concerning you with (a) any assignee, proposed assignee or insurer of this commitment or the mortgage loan, (b) our duly authorized agents and representatives who are engaged in the processing or servicing of your mortgage, (c) any parties necessary or desirable in connection with any sale or securitization of this mortgage loan, (d) consumer reporting agencies, (e) parties involved in the detection, prevention and suppression of illegal activities and matters involving the public interest, and (f) organizations with which the Lender has strategic alliances who may use such information to provide you from time to time with information on financial products which may be of interest to you. If you prefer that your personal information not be shared with any party referred to in subsection (f) of this Section 20, you may so advise us in writing at any time and we will not share the information with them.

☐ No Warranty: You agree that the granting of the mortgage loan or approval or pre-qualification thereof for insurance by any mortgage insurer is not to be construed or relied on by you or any guarantor as confirmation of (a) the value or condition of the property to be mortgaged, whether or not appraisals or inspections are carried out by or for us or any mortgage insurer, or (b) your ability, or that of any guarantor, to repay the mortgage loan.

☐ Power of Attorney: Execution of security documents pursuant to a Power of Attorney is not permitted.

☐ Interest calculated Semi-Annually.

PREPAYMENT POLICIES

☐ Privileges: 15% & 15% & Double Up.

	Date:	Initials: INITIAL

FIXED CREDIT
DISCLOSURE STATEMENT

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

Lender: First National (BC)

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 Cameron, Angela Cameron

Property: 2645 Carolina Street Vancouver, British Columbia V5T 3S9

Effective Date of Disclosure Statement: July 23, 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: $ 825,000.00

4 The total interest paid: $ 116,031.30

5 The Total Cost of Credit (Calculation details are in 'Cost of Credit Details' section): $ 116,031.30

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: 30 years

(d) The maturity date is: December 30, 2016

(e) Payments in the amount of $ 3,465.58 are to be made by the Borrower as follows: Monthly (timing) commencing January 30, 2012 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: December 30, 2011

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

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Cost of Credit Details

10 Total Mortgage Amount: $ 825,000.00

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): $

Total deducted from mortgage amount: $ 0.00

Total amount from lender: $ 825,000.00

12 Value Received by the borrower for proceeding with the transaction

- (a) Total from Lender less deductions: $ 825,000.00
- (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): $
- (g) Other Value Received:
  - (i) $
  - (ii) $
  - (iii) $

Total Value Received by the borrower: $ 825,000.00

13 Value Given by the borrower for proceeding with the transaction

- (a) Commencing January 30, 2012, 60 Monthly payments of $ 3,465.58 will be paid by the borrower.

  Total Payments: $ 207,934.80
- (b) Remaining mortgage balance on maturity date: $ 733,096.50
- (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: $ 941,031.30

14 Cost of Credit (Value Given Less Value Received): $ 116,031.30

15 The Annual Percentage Rate[1] (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.

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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)

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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 = Annualized Cost of Credit / Average Principal

= Cost of Credit / (Mortgage Term x Average Principal) where the Mortgage Term is expressed in years

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Registrar of Mortgage Brokers
1200² 13450 102nd Avenue
Surrey, BC V3T 5X3

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 Cameron, Angela Cameron
Name of Borrower(s):

First National (BC)
Name of Lender:

Origination Mortgage Corp. — (250) 212-2010
Name of Mortgage Broker: — *Telephone:*

Steve Nicholson — Jul 31, 2014
Name of Submortgage Broker: — *Date of transaction:*

2645 Carolina Street Vancouver, British Columbia V5T 3S9
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:

- [X] The borrower(s): Chris & Angela Cameron
- [X] The lender: First National Financial
- [ ] Syndicate mortgage lenders: *Name* ____ *Name* ____ *Name* ____
  (attach list if more space required)
- [X] A person or entity which will acquire the mortgage from the investor/lender: Chris & Angela Cameron
  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.

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Mortgage Broker's Interest in the Transaction

[X] 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?

(X) 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:

- [X] 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:

- [X] 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
- [X] 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 (Name) for receiving a referral or recommendation relating to the transaction.

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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
Full name of Mortgage Broker	*Address (Including Postal Code)*
	2014,07,23
Signature of Mortgage Broker or Authorized Representative	*Date Signed (YYYY,MM,DD)*

ACKNOWLEDGEMENT OF RECEIPT

		2014,07,23
Signature	*Name (Please Print)*	*Date Signed (YYYY,MM,DD)*
		2014,07,23
Signature	*Name (Please Print)*	*Date Signed (YYYY,MM,DD)*

INITIAL

ORIGINATION MORTGAGE CORP
278 Mathison Place
Kelowna, BC
V1Y 5R5
T: 250.212.2010
F: 778.478.9093
steve@origination.ca

Protecting your mortgage?

DATE : July 23, 2014

Applicant: Chris Cameron

Co-Applicant(s): Angela Cameron

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