

Mortgage Commitment

Response: Sep-17-2014 07:27:41 PM EST

Page 1 of 6

BROKER INFORMATION

Name: Origination Mortgage Corp.

Address: 2061 Abbott Street Kelowna BC V1Y 1C5

Attention: Steve Nicholson

Application Reference #:OMGC-311

LENDER INFORMATION

Name: Street Capital Financial Corporation

Address: 1 Yonge Street Suite 2401 Toronto ON M5E1E5

Lender Reference #: 315299

Mortgage Insurance Reference #:

APPLICANT INFORMATION

Applicant: Dustin Andrusiak

Property Information

Address: 113 - 633 Lequime RD Kelowna BC V1W1A3

With reference to the above, Street Capital Financial Corporation is pleased to provide a mortgage loan offer, under the following terms and conditions:

Loan		Terms		Payment	
Purchase/Value	\$ 245,000.00	Mortgage Type	First	Principal and Interest	\$ 749.92
Downpayment	\$ 52,381.00	Term Type	Closed	Taxes (Estimated)	\$ 65.75
Amount	\$ 192,619.00	Interest Rate	2.400%	Taxes Paid By	Lender
Insurance Premium		Term (Months)	60	Total Installment	\$ 815.67
Total Loan	\$ 192,619.00	Amortization (Months)	360		
Other Mortgages		Frequency	Monthly	Commitment Expires	15-Jan-2015
Closing Date	12-Dec-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: Josh Prokopenko

STREET CAPITAL FINANCIAL CORPORATION

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: Dustin Andrusiak

Signature _____

Date _____



Mortgage Commitment

Schedule A

Response: Sep-17-2014 07:27:41 PM EST

Page 2 of 6

FirmName:	Origination Mortgage Corp.	Lender Name:	Street Capital Financial Corporation
Attention:	Steve Nicholson	Lender Reference #:	315299
Application Reference #:	OMGC-311	Mortgage Insurance Reference #:	

CONDITIONS OF APPROVAL

CONDITIONS

- ☐ Street Capital Financial Corporation has the sole discretion to renew this mortgage at maturity for any term, with or without change in the interest rate payable under the Mortgage, by entering into one or more written agreements with the mortgagor(s). (Applicant)
- ☐ Solicitor to confirm that clients own no other properties other than those disclosed on the application by way of signed affidavit by borrowers (Solicitor)
- ☐ Prior to transfer, Street Capital Financial Corporation must receive the following: (A) The current registered mortgage document including registration number and date, or if electronically registered, a copy of receipt and acknowledgement and direction of all mortgagors and guarantors. Any changes to the mortgage document will be at the Borrower(s)'s cost; (B) Verification that all property taxes, public utility charges, etc. are paid in full to the date of advance; (C) If required, a new appraisal report prepared by an appraiser holding an AACI, CRA, DAR or DAC designation. The Borrower(s) will be responsible for all costs charged by the existing lender and for their cost to obtain the required documentation.

Upon acceptance of this commitment letter, the Borrower(s) is to execute the following documents: (i) Payout Authorization form to obtain transfer information from the existing lender; (ii) release of Fire Insurance Authorization; (iii) Mortgage Pre-Authorized Payment Plan; (iv) Identification Verification Forms; (v) Mortgage Schedule and Standard Charge Term ; and where applicable (vi) Mortgage Life Insurance Application; (vii) Disclosure Statement and (viii) Realty Tax Form.

By signing this commitment the Borrower(s) acknowledges that the lender will be obtaining lender title insurance on this transaction. (Broker)

- ☐ Title to the property must be acceptable to our Solicitor who will ensure that the Borrower(s) have good and marketable title in fee simple to the property and that the property is clear of any encumbrances which might affect the priority of this Mortgage. Street Capital will require a Lender policy of Title Insurance to be obtained prior to closing. The cost of this insurance will be payable by the Borrower(s). In order to obtain Title Insurance, the following will be required: (a) confirmation that property taxes are up-to-date; (b) confirmation that adequate fire insurance is in place; (c) a legal description of the property; and (d) the completed forms as required by the service provider assigned by Street Capital to close this transaction. (Solicitor)
- ☐ Where it has been determined that a condominium is experiencing (or has in the past) water penetration problems, Street Capital Financial Corporation will require the following documents: an Engineers Report which details the repairs required and an estimate of the costs; a copy of the Strata Council Minutes describing the Special Assessment and indicates, either in the Minutes or the Engineers Report, that the Special Assessment represents a complete rather than a partial fix of the problem; and verification of which party is responsible to pay the Special Assessment. (Solicitor)
- ☐ Street Capital Financial Corporation requires a Solicitor's Undertaking to be signed to retain from the proceeds of the loan, prior to the advancement of funds the following debts: Merix Financial Acct: CREA-1108 Type: Mortgage Maturity: 2014-12-12 Subject Prop debt of \$192,619.00,
(Solicitor)
- ☐ The Borrower is responsible to satisfy himself as to the contents of the Lender's Privacy Policy and, when signing the remainder of the mortgage loan documents, will be required to acknowledge he has reviewed the details of said policy. The Lender's Privacy Policy is available on the Lender's web site (streetcapital.ca) or upon request to the Lender. (Broker)
- ☐ Solicitor's undertaking to confirm applicant(s) identification is legitimate and matches the information provided in the commitment. (Solicitor)
- ☐ Notwithstanding the registration of the mortgage and advances made pursuant to same, the terms and conditions of this commitment shall remain binding and effective on the parties hereto. (Applicant)
- ☐ There may be a fee charged for any payment that is returned or dishonoured. (Applicant)

Date:

Initials:



Mortgage Commitment

Schedule A

Response: Sep-17-2014 07:27:41 PM EST

Page 3 of 6

FirmName:	Origination Mortgage Corp.	Lender Name:	Street Capital Financial Corporation
Attention:	Steve Nicholson	Lender Reference #:	315299
Application Reference #:	OMGC-311	Mortgage Insurance Reference #:	

CONDITIONS

- ☐ Prior to the disbursement of funds, fire hazard and extended coverage insurance must be arranged with first loss payable to the Lender name and address to be reflected in the registered mortgage. Street Capital Financial Corporation may request the mortgage be registered in its name, that of one of its entities or its custodian, Computershare Trust Company of Canada. The Instructions to Solicitor will set out the details for registration.

Fire insurance coverage must be for full replacement value of the building(s) and for an amount not less than the amount of the mortgage. Where the policy provides blanket coverage in an amount that meets this requirement, the Lender will require written confirmation from the insurer that the blanket coverage includes building replacement coverage and that no individual limit exists under the blanket coverage with respect to building replacement. Alternatively, for policies not meeting the foregoing requirements the Lender will accept a Guaranteed Replacement Cost Endorsement to the policy. For rental or income producing properties, a "loss of rental income" must be included in the insurance coverage. (Solicitor)

- ☐ We require receipt of a satisfactory written report confirming any existing mortgage has been paid as agreed and is up to date, outlining all amounts outstanding and monthly payments and that existing mortgage balance and related monthly payments do not exceed the amounts declared in the application and that the mortgage may not be re-advanced. (Broker)
- ☐ Prior to releasing any mortgage proceeds, the solicitor will carry out the necessary searches with respect to any liens, encumbrances or executions, that may be registered against the property. (Applicant)
- ☐ Street Capital will retain a third party service provider to manage the closing of this mortgage transaction. As an agent of Street Capital, the service provider will instruct and fund this mortgage transaction as well as receive and store (whether electronically or otherwise) Borrower information, including the final report on behalf of Street Capital. It will also obtain a Lender policy of Title Insurance. The Borrower(s) will be required to pay the "Title Insurance Processing Fee" on closing. This fee includes administration costs and the cost of the Lender policy of Title Insurance. (Applicant)
- ☐ Receipt of original, or a satisfactory copy of a Mortgage Payout Statement indicating any penalties and fees from the existing lender. If the existing mortgage is in arrears or has had repayment issues, the solicitor must notify Street Capital Financial Corporation for review and approval prior to funding as we reserve the right to cancel our commitment. (Solicitor)
- ☐ Street Capital Financial Corporation reserves the right to approve all subsequent purchasers prior to mortgage assumption or transfer, otherwise, upon vacating or selling the mortgaged property, this loan becomes due and payable. (Applicant)
- ☐ ERRORS AND OMISSIONS EXCEPTED (Applicant)
- ☐ Please be advised that for this Adjustable Rate Mortgage, the discount to prime expires 120 days after the application date. After the conclusion of the 120 days, the deal will be subject to the current ARM discount at that point. (Applicant)
- ☐ The terms in this commitment cannot be altered unless confirmed in writing by Street Capital Financial Corporation. (Applicant)
- ☐ This mortgage will be subject to all extended terms set forth in the Street Capital Financial Corporation's standard form of mortgage contract or within the mortgage contract prepared by our solicitors whichever the case may be. (Applicant)
- ☐ Street Capital Financial Corporation refuse any subsequent financial charges to be registered against the subject property without our approval. (Solicitor)
- ☐ Street Capital Financial Corporation reserves the right, should the property taxes fall into arrears, to take over the payment of property taxes and bill the mortgagor(s) with their regular principal and interest payments. Any fees and penalties incurred as a result of the property tax arrears will be the sole responsibility of the Borrower(s). (Applicant)
- ☐ A Statement of Disclosure will be required to be signed in accordance with the Consumer Protection Legislation of your province. In addition, certification will be required that all requirements under the Matrimonial Property Act in your province have been met and that the status does not in any way affect Street Capital Financial Corporation's charge. All copies of the Statement of Disclosure must be original signature. These documents will be executed by your Solicitor. (Solicitor)
- ☐ Street Capital reserves the right to request additional information if deemed necessary in order to meet its regulatory requirements with respect to the Proceeds of Crime and Terrorist Financing Act of Canada and/or other applicable legislation. (Broker)
- ☐ The 'Mortgage Requirements' section in the Solicitor's Guide contains information required to prepare the mortgage. (Applicant)
- ☐ Where the Date of Advance of funds for this Mortgage is prior to the Interest Adjustment Date, an Interest Adjustment Payment will be required. The Payment is to be made on the interest adjustment date by way of the pre-authorized payment plan as will be used for the regular ongoing payments and for the amount as set out in the Statement of Disclosure, and provided to the solicitor prior to the advance of funds under this Mortgage. (Broker)

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Mortgage Commitment

Schedule A

Response: Sep-17-2014 07:27:41 PM EST

Page 4 of 6

FirmName:	Origination Mortgage Corp.	Lender Name:	Street Capital Financial Corporation
Attention:	Steve Nicholson	Lender Reference #:	315299
Application Reference #:	OMGC-311	Mortgage Insurance Reference #:	

CONDITIONS

- ☐ Please provide confirmation that the following debts have been paid in full prior to closing, along with confirmation of the source of the debt payout(s) :TDCT TR0277 debt of \$2,527.00
- . (Broker)
- ☐ The following privileges may be used in the same year.

The exercising of either privilege will not affect any of the borrower's obligations under this mortgage including the continuing regular loan payments as to amount or due date.

Privileges are not cumulative and may not be carried over from one year to the next.

(a) PARTIAL PREPAYMENT

The borrower, when not in default, may prepay partial amounts of principal, without payment of compensation to the lender, on any payment date. Such partial payments must each be a minimum amount of \$ 100.00, and total no more than 20% of the original principal amount of this mortgage during each year. This privilege is only available if this mortgage is continuing in force and is not applicable in part to any prepayment in full of this mortgage. Any unused partial prepayment privilege will not reduce the compensation payable on any prepayment in full of this mortgage. This privilege may not be used in the 31 days prior to a prepayment in full of this mortgage.

(b) PAYMENT INCREASE

The borrower, when not in default, shall have the privilege of increasing the then regular loan payment on account of principal and interest, in an amount not to exceed 20% thereof, or reducing the aforesaid increased payment by an amount up to but not exceeding 20%, once during any year. It is understood that the principal and interest portion of the regular loan payment may never be less than the original principal and interest amount.

(Applicant)

- ☐ Street Capital Financial Corporation requires receipt of a current paystub and employment letter to confirm income for Dustin Andrusiak in the amount of \$60,000.00. Please be advised that Street Capital Financial Corporation reserves the right to request additional documentation in the event that the documentation provided is deemed to be unsatisfactory. (Broker)
- ☐ Please provide a void cheque with the acceptance of this commitment and complete the Mortgage Pre-Authorized Payment Plan form showing your complete banking information. By signing the form, you authorize the servicing company, to debit the account described therein for the regular mortgage payments as set out in the mortgage loan documents. (Solicitor)
- ☐ This Commitment shall be open for acceptance by you until 11:59 pm on September 10, 2014 after which time, if not accepted, shall be considered null and void. (Applicant)

INSTRUCTIONS

- ☐ The Instructions to Solicitor will set out the Lender name and service address to be used for mortgage registration purposes. Street Capital Financial Corporation may request the mortgage be registered in its name, that of one of its entities or its custodian, Computershare Trust Company of Canada. (Applicant)
- ☐ No deletions from or additions to the Mortgage are permissible unless approved by Street Capital Financial Corporation. (Applicant)

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Mortgage Commitment

Schedule A

Response: Sep-17-2014 07:27:41 PM EST

Page 5 of 6

FirmName:	Origination Mortgage Corp.	Lender Name:	Street Capital Financial Corporation
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Application Reference #:	OMGC-311	Mortgage Insurance Reference #:	

INSTRUCTIONS

- ☐ A tax instalment, equal to the estimated yearly taxes and divided by the number of mortgage payments per year, will be collected together with the principal and interest mortgage payment starting on the first payment date. The collection of this tax payment will enable Street Capital Financial Corporation to pay the property taxes on an ongoing basis. The borrower may be responsible for a portion of the current year's realty tax bill depending upon the closing date of this transaction. In order to ensure that there is no deficit in the realty tax account throughout the taxation cycle, Street Capital may, at its sole discretion and as it deems necessary, either (a) withhold an amount from the mortgage proceeds on closing (realty tax holdback) and credit this amount to the borrower's tax account associated with the mortgage; or (b) increase the original tax payment at any time after closing. (Broker)
- ☐ You agree that we may share information concerning you with (a) any proposed assignee 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) 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 and (e) any third persons, including credit bureaux, credit reporting and collection agencies, financial institutions, your past and present employers, creditors and tenants, your spouse or any other person who has information about you for the purposes of recording, evaluating and responding to your application for mortgage financing or related activities. If you prefer that your personal information not be shared with any party referred to in subsection (d) of this Section, you may so advise us in writing at any time and we will not share the information with them.
You agree that we and the parties referred to in subsections (a), (b) and (c) of this Section may obtain information about you from any third persons, including credit bureaux, credit reporting and collection agencies as we may deem advisable and such information will be used by us for the purpose of recording, evaluating and responding to your application for mortgage financing or related activities and for ongoing administration of the Mortgage. (Applicant)
- ☐ Street Capital Financial Corporation reserves the right to decline or amend the commitment if the property is not being occupied as your principal residence. (Applicant)

OTHER

- ☐ Street Capital Financial Corporation reserves the right to amend or cancel this application COMMITMENT if the documentation received is not satisfactory and/or if it differs from the information shown on the application. We will also not be liable for any legal fees already incurred by the solicitor assigned to this transaction. (Applicant)
- ☐ Street Capital Financial Corporation requires either a current mortgage statement, annual statement, renewal agreement or internet mortgage statement for the subject property confirming the outstanding balance. Please be advised amortization must remain the same, Street Capital does not accept the amortization to be extended past the original agreement. (Broker)
- ☐ Street Capital requires a signed Payout Authorization Form by client. FNF will not start working on deal until this has been received. (Broker)
- ☐ Street Capital requires confirmation on monthly condominium fees (Broker)
- ☐ Solicitor to ensure that the mortgage contains any statements required under the applicable marital property or matrimonial home legislation and that any required spousal/domestic partner consent to the mortgage is properly given. (Solicitor)
- ☐ The borrower may, when not in default, and upon a bona fide arm's length sale of the property charged hereunder and the purchase of another property, apply for approval to transfer this mortgage as a charge of the same priority and of the same amount to the new property. The completion of the borrower's purchase transaction must occur no later than 30 days after the completion of the borrower's sale transaction. In most cases, an arm's length sale is one where the buyer and seller are unrelated and have no personal or business relationship with each other.

The existing borrower and the new property must both qualify under the lender's underwriting policies, criteria, procedures and documentation requirements and those of any insurer, if applicable, in effect at the time of application. The borrower will be required to pay the port application fee, title insurance processing fee, appraisal fee and insurance premiums, if any, and all other fees and prepayment compensation that may be associated with the granting of the approval to port. (Broker)
- ☐ We require a recent Title search and confirmation Municipal Property Taxes have been paid to date for any properties owned by the Borrower(s) and Guarantor(s). (Broker)
- ☐ Street Capital requires a current property tax bill. Any arrears must be paid prior to closing and confirmation of payment is required. (Broker)
- ☐ We require receipt of a satisfactory Strata Form B (Broker)

Date:

Initials:



Mortgage Commitment

Schedule A

Response: Sep-17-2014 07:27:41 PM EST

Page 6 of 6

FirmName:	Origination Mortgage Corp.	Lender Name:	Street Capital Financial Corporation
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Application Reference #:	OMGC-311	Mortgage Insurance Reference #:	

PREPAYMENT POLICIES

- ☐ The borrower may prepay this mortgage in full at any time upon a compensation payment to the lender of three (3) months interest calculated by the lender on the remaining balance and at the interest rate set out in the mortgage form or last renewal, conversion or amendment thereto.
(Applicant)

RATE ADJUSTMENT POLICIES

- ☐ The Borrower, when not in default, and at any time after having made regular payments for one month or more, may convert this adjustable rate mortgage to any closed, fixed rate mortgage that is available for a similar mortgage offered by the Lender at the time the request to convert is received. The fixed term chosen must be such that the maturity date of the fixed term is equal to or greater than five years from interest adjustment date of the Original Term of this adjustable rate mortgage at the time this conversion option is exercised.
The fixed rate will be the rate the Lender then quotes for the term so chosen by the Borrower under this option.
The Lender may require all Borrowers and Guarantors to sign a mortgage conversion or amending agreement, which will contain all the terms and conditions of the mortgage option selected. Or, at the Lender's sole option, a written request to convert, signed by all Borrowers and Guarantors will be accepted, and be binding on all signing parties, in lieu thereof.
The remaining amortization period at the date of conversion will remain unchanged from this adjustable rate mortgage and will be used to calculate the loan payment amount on the fixed rate mortgage. The new interest rate will begin on the first or second scheduled payment date following conversion, whichever the Lender decides, in its sole discretion.
The Lender will not charge an administration fee for converting this mortgage. However, the Borrower must pay to the Lender any applicable administration and processing fees and any interest that results from a change in the frequency of the regular loan payments. The Borrower must also pay all legal expenses related to the conversion documents and their registration, if applicable. If the required fees and expenses are not paid, the Lender may declare the Borrower in default on the mortgage, or add such fees and expenses to the mortgage money or both.
Once this conversion option has been exercised and this mortgage has been converted, all the features and benefits of this mortgage will be rescinded and the features and benefits of the new mortgage will take effect whether or not a conversion or amending agreement is signed by, or delivered to, the Borrower. (Applicant)
- ☐ Should the actual interest rate charged on the mortgage be less than the amount set out in the Commitment Letter or the mortgage document, the Lender shall not be obligated to communicate this change in rate to the mortgagor. (Broker)
- ☐ The interest rate payable under this mortgage is an adjustable rate. The total interest rate will be automatically adjusted with changes to the Lenders Prime Rate, as it may be set from time to time, plus or minus, if any, the specific percentage points per annum set out in this mortgage or any amendment thereto. The Prime Rate is, on any day, the annual rate of interest, compounded semi-annually not in advance, that the Lender establishes from time to time, as its Prime Rate for residential mortgage loans. (Solicitor)

ADMINISTRATION & SERVICE FEES

- ☐ If, at any time or from time to time, any default or breach of covenant occurs under any encumbrances registered against the land and which encumbrance has priority over this Mortgage, it shall constitute default under this Mortgage and we may pay all monies and take appropriate action to cure any default or breach under any such encumbrance. All costs, fees, charges, expenses and amounts paid by Street Capital Financial Corporation to cure any default or breach under any such prior encumbrance, shall be charged on the land and secured under this Mortgage and shall be recoverable by us in the same manner as any default or breach of covenant under this Mortgage. (Applicant)

Date:

Initials:



**FIXED CREDIT
DISCLOSURE STATEMENT**

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

Lender: Street Capital Financial

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: Dustin Andrusiak

Property: 113-633 Lequime Road Kelowna, British Columbia V1W 1A3

Effective Date of Disclosure Statement: September 18, 2014

Mortgage Terms and Details

- | | | |
|---|---|--|
| 1 | The interest rate on the mortgage is: | Variable |
| 2 | The initial annual interest rate is: | 2.400 % |
| | and the compounding period is: | Semi Annually |
| 3 | Total mortgage amount: | \$ 192,619.00 |
| 4 | The total interest paid: | \$ 21,657.16 |
| 5 | The Total Cost of Credit (Calculation details are in 'Cost of Credit Details' section): \$ 21,657.16 | |
| 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 12, 2019 |
| | (e) Payments in the amount of \$ 749.92 are to be made by the Borrower as follows: | |
| | Monthly (timing) commencing | January 12, 2015 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 12, 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: \$ 192,619.00

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: \$ 0.00Total amount from lender: \$ 192,619.00

12 Value Received by the borrower for proceeding with the transaction

- (a) Total from Lender less deductions: \$ 192,619.00
- (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: \$ 192,619.00

13 Value Given by the borrower for proceeding with the transaction

- (a) Commencing January 12, 2015, 60 Monthly payments of \$ 749.92
will be paid by the borrower.

Total Payments: \$ 44,995.20

- (b) Remaining mortgage balance on maturity date: \$ 169,280.96
- (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: \$ 214,276.1614 Cost of Credit (Value Given Less Value Received): \$ 21,657.1615 The Annual Percentage Rate¹ (APR) is: 2.400 %

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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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.

Dustin Andrusiak

Name of Borrower(s):

Street Capital Financial

Name of Lender:

Origination Mortgage Corp.

(250) 212-2010

Name of Mortgage Broker:

Telephone:

Steve Nicholson

Dec 12, 2014

Name of Submortgage Broker:

Date of transaction:

113-633 Lequime Road Kelowna, British Columbia V1W 1A3

Civic address of property to be mortgaged:

Apartment Low Rise PID 026-373-173

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): Dustin Andrusiak

☒ The lender: Street Capital Financial

☐ 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:

Dustin Andrusiak

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

Full name of Mortgage Broker

Address (Including Postal Code)

2014,09,18

Signature of Mortgage Broker or Authorized Representative

Date Signed (YYYY,MM,DD)

ACKNOWLEDGEMENT OF RECEIPT

2014,09,18

Signature

Name (Please Print)

Date Signed (YYYY,MM,DD)

2014,09,18

Signature

Name (Please Print)

Date Signed (YYYY,MM,DD)



Protecting your mortgage?

DATE : September 18, 2014

Applicant: Dustin Andrusiak

Co-Applicant(s):



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