Scotiabank®

To: Sandra Green 605 Barrera Road, Unit 3 Kelowna, BC V1W 3C9 **C/O:** Steven Nicholson Origination Mortgage Corp	**From:** Scotiabank 2850 Sunridge Blvd. NE Calgary, AB, T1Y 6G2 Phone: (877) 216-3282 Fax: (866) 216-8500

Application ID: 1852911 **Date Issued:** Nov 21, 2013

Property Address: 605 Barrera Road, Unit 3, Kelowna, BC, V1W 3C9

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

Basic Loan Amount	$357,500.00	**Advance Date**	Dec 20, 2013
Insurance Premium	$0.00	**Term**	**
Total Loan Amount	$357,500.00	**Amortization**	**
Interest Rate	**	**Monthly Payment**	**
** See Interest Rate Section for more information		(Principal + Interest Only)	
Interest Rate Set Date	Already Set	**Taxes to be paid**	through Scotiabank
Guarantor(s)			

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

STEP-Uninsured

Your Scotia Total Equity Plan® (STEP®) product breakdown is outlined below:
Global limit approved $357,500.00.
Collateral mortgage is to be registered for $0.00.
Total amount to be disbursed on closing $0.00.

Secured Line of Credit Component(s):
The interest rate shown is the Scotiabank Prime Rate at time of application, which is subject to fluctuation, plus an adjustment factor of 0.50%. The current bank prime is 3.00%.
Limit of $357,500.00, interest only payments, Initial draw down amount $0.00.

CONDITIONS OF APPROVAL

BC Condo - Documentation

For units built in 1999 or earlier, you are to provide the minutes for the Annual General Meetings of the Strata Council for the last two years. If these documents reveal any areas of concern we will require additional information.

Net Worth Lending Program - Verification of Assets

You are to provide verification, satisfactory to us, confirming a minimum personal net worth of $250,000 consisting of eligible assets. For liquid assets, documentation must be dated no more than 90 days before the application date. For equity in real estate, there is no restriction on the age of documents verifying property value; documentation verifying outstanding mortgage debt must be dated no more than 90 days before the application date.

Net Worth Lending Program - Customer Acknowledgement

I/we certify to The Bank of Nova Scotia and/or Scotia Mortgage Corporation (collectively or alternatively referred to as "Scotiabank") the following:
• That my/our primary source of income is not derived from self employment.
• That I/we do not currently have any outstanding personal income taxes owing/payable to the Canada Revenue Agency and, for Quebec residents only, to Revenu Québec; and
• That the maximum estimated initial monthly payment is $1981.12 and that I/we can afford the loan payments and are able to perform all my/our obligations under any loan or mortgage agreement with Scotiabank without any undue financial hardship.
I/we acknowledge that Scotiabank is not under any obligation to independently verify the information relating to my/our personal income and taxes provided by me/us and may, in its sole discretion, decide not to verify the information.

Branch Signing

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

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Property Tax - TIPP Enrollment Confirmation

You are responsible to pay any municipal and other property taxes directly to the Municipality when they become due. Payment is to be made through the Municipality's Tax Installment Payment Plan (TIPP). You must provide us with a copy of your TIPP application or confirmation of your TIPP enrollment. Each year, we may ask for proof of payment. If proof of payment is not received, we may verify directly with the Municipality and any costs incurred will be charged to your mortgage account.

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.

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 refinance transactions, the solicitor/notary will be responsible to pay out existing non-Scotiabank debts from the mortgage proceeds.

Second Mortgage

Secondary financing is not permitted.

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.

Appraisal - Broker to Order from NAS

Your broker is to request an appraisal report using the Bank's approved appraisal service provider to confirm property requirements are met.

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.

Due on sale

The mortgage cannot be assumed by subsequent purchaser(s).

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 December 06, 2013.

Yours truly,

Emily McKnight

Underwriter, Scotiabank

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Application ID: 1852911	**Property:** 605 Barrera Road, Unit 3, Kelowna, BC, V1W 3C9	**Issued:** Nov 21, 2013

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 you 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________.

____

Sandra Green

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BRITISH COLUMBIA
The Best Place on Earth

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.

Sandra Green
Name of Borrower(s):

Scotiabank / Banque Scotia
Name of Lender:

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

Steve Nicholson — Dec 20, 2013
Name of Submortgage Broker: — *Date of transaction:*

3-605 Barrera Road Kelowna, British Columbia V1W 3C9
Civic address of property to be mortgaged:

Semi-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): Sandra Green
- [X] The lender: Scotiabank
- [ ] 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: Sandra Green
  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)*
	2013,11,21
Signature of Mortgage Broker or Authorized Representative	*Date Signed (YYYY,MM,DD)*

ACKNOWLEDGEMENT OF RECEIPT

		2013,11,21
Signature	*Name (Please Print)*	*Date Signed (YYYY,MM,DD)*
		2013,11,21
Signature	*Name (Please Print)*	*Date Signed (YYYY,MM,DD)*

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OPEN 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: Sandra Green

Property: 3-605 Barrera Road Kelowna, British Columbia V1W 3C9

Effect Date of Disclosure Statement: November 21, 2013

Payment Amounts and Cost of Credit:

1 The interest rate on the mortgage is: Variable

2 The Principal Amount of the Mortgage is: $ 357,500.00

3 The limit of the Credit is: $ 357,500.00

4 The minimum periodic payments are: $ 1,600.30

Or, the method of determining minimum periodic payments is:

Interest

5 The initial annual interest rate is 3.500 % , and the compounding period is Semi Annually

6 Where the annual interest rate may change, the method of determining the annual interest is:

as per mortgage commitment

7 The date on which interest begins to accrue is: December 20, 2013

AND if a grace period is given, the details are: as per mortgage commitment

Non-Interest Finance Charges:

8 Description and amount of any charges other than interest

Description of Charge	Amount
Lender Fee	$
Broker Fee	$ 0.00
Inspection or Appraisal	$ 0.00
Survey	$ 0.00
Estimated legal fees if freely chosen by borrower	$
Land Title Registration Fees	$
Legal fees where choice of legal firm is restricted	$
Title Insurance	$ 0.00

9 Description and amount of any charges for optional services including conditions of termination

Description of Charge	Termination Conditions	Amount

Security, Penalties and Other Information

10 In addition to the mortgage, the following security was granted for the Credit:

(a) ______________________________

(b) ______________________________

(c) ______________________________

11 The following default charges are provided for in the Mortgage and Credit:

____

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

Disclaimer: Mortgage Brokers Association of B.C., Canadian Association of Accredited Mortgage Professionals and D+H Limited Partnership provide this Disclosure Statement, including all calculations and information, without any express or implied warranties, representations, endorsements or conditions with respect to the accuracy or validity of this Disclosure Statement including without limitation, warranties as to merchantability, operation, non-infringement, usefulness, completeness, accuracy, reliability and fitness for a particular purpose. This Disclosure Statement, including all calculations and information, is published as an aid to developing professional competence with the understanding that the authors and the publisher are not providing legal or other professional advice. You must exercise your professional judgment about the correctness and applicability of the material.

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ORIGINATION
MORTGAGE CORP

Protecting your mortgage?

DATE : November 21, 2013

Applicant: Sandra Green

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