

Protecting your mortgage?

DATE : November 28, 2013

Applicant: Jamin Keddie

Co-Applicant(s): Jenny Keddie

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

**MERIX**

390 Bay Street, Suite 1800, Toronto, ON M5H 2Y2

Mortgage Commitment

Merix Financial is pleased to provide a mortgage loan offer under the following terms and conditions:

Date: Nov 28 2013 4:53PM**Lender Reference:** 1459111**Application Reference:** OMGC-212**Broker Information:**Nicholson Steve
2061 Abbott Street, Kelowna, British Columbia V1Y1C5**Applicant Information:**Borrower: Jamin R Keddle
Co-Borrower(s): Jenny M Keddle**Property Information:**

Address: 10426 128th Avenue, Grande Prairie, Alberta T8V 2M3

Loan Details:

Purchase/Value:	\$371,000.00
Downpayment/Equity:	\$86,000.00
Loan:	\$241,150.00
Mortgage Insurance Premium:	\$0.00
Total Loan Amount:	\$241,150.00
Mortgage Insurance Tax:	\$0.00
Closing Date:	09/12/2013
First Payment Date:	09/01/2014
Maturity Date:	09/12/2018
Interest Adjustment Date:	09/12/2013

Terms:

Mortgage Type:	First
Term Type:	Closed
Amortization:	360 months
Term:	60 months
Rate:	2.7%
Product Type:	Adjustable
Deal Purpose:	Refinance

Payment:

Principal and Interest:	\$978.10
Taxes (estimated):	
Total Installment:	\$978.10
Taxes paid by:	Borrower
Payment Frequency:	Monthly
Commitment Expires:	09/12/2013

Authorization:

All our normal requirements and, if applicable, those of the mortgage insurer must be met. This mortgage loan offer is subject to the conditions and terms outlined below as well as those described on the attached schedule A. This commitment supersedes any previous commitments we may have issued for this mortgage loan.

Approved By: Chris La
Merix Financial**Conditions of Approval**

1. Lender requires Solicitor name and address
2. Please return signed commitment signed by all parties
3. Lender requires Pre Authorized Debit information for mortgage payments
4. Satisfactory confirmation of property taxes
5. Transmittal letter
6. Rental Income - 10126 107 Ave, Grande Prairie
7. Income taxes paid for Jamin
8. Progress inspection letter

Client Acceptance:

If these terms and conditions are acceptable to you, please confirm this by signing below:

Jamin R Keddle

Signature: _____ Date: _____

Jenny M Keddle

Signature: _____ Date: _____

Initials



Initials

Page 1 of 3

Schedule A

Lender Reference: 1459111
Date: Nov 28 2013 4:53PM

Conditions for Broker:

1. The Lender must be in receipt of a signed Pre-authorized Debit Form and a Personal Pre-Printed Void Cheque for automatic payments. Pre-authorized Payment Form may be obtained at www.mortgagedocuments.ca
2. Please provide a progress inspection letter from the appraiser to confirm subject property is at least 99% complete.
3. Please provide transmittal letter authorizing Merix Financial use of appraisal for mortgage lending purposes.
4. Please provide written confirmation Jamin's 2012 income tax balance of \$2252.75 has been paid off in full prior to closing of mortgage.
5. Please return signed commitment signed by all parties.
6. Solicitor Name and Address including telephone number required.
7. The Lender requires verification of rental income of \$1525 for 10126 107 Ave, Grande Prairie by way of an executed lease agreement.
8. The Lender requires written confirmation that the property taxes for 10126 107 Avenue Grande Prairie Alberta T8V1L9 do not exceed \$1700 annually.

Conditions for Solicitor:

1. Prior to advancement of funds, Lender's solicitor to obtain an Occupancy Certificate confirming 10426 128th Avenue, Grande Prairie, Alberta T8V 2M3 has been inspected and approved for occupancy and/or the New Home Warranty Unit Enrollment Number and the Builders Registration Number. The security must be 100% complete by the mortgage funding date, seasonal adjustments allowed.

In BC, a copy of the occupancy permit must be submitted to the solicitor's office prior to the release of the Builders Lien Holdback and/or the final advance.
2. Prior to releasing any mortgage proceeds, the solicitor will carry out the necessary searches with respect to any liens, encumbrances, executions that may be registered against the property. Solicitor to payout any liens registered on title to ensure Merix Financial has valid 1st charge on the subject property.
3. Solicitor to confirm clients do not own 10435 101 Ave, Grande Prairie via title search.
4. Statutory declaration signed by mortgagor(s) indicating that the property will be owner occupied. The Lender reserves the right to amend our decision if the property is not being occupied as your principal residence.
5. The Lender requires Solicitor Undertaking to pay out the following debt(s) at closing: CITI CARDS HOME DEP Balance of \$5064. The documentation must be satisfactory to the Lender.
6. The Lender requires Solicitor Undertaking to pay out the following debt(s) at closing: TD CREDIT CARDS Balance of \$6763. The documentation must be satisfactory to the Lender.

Conditions for Customer:

1. 1) Pay up to 20% of the original mortgage amount each anniversary year, without penalty. A minimum payment amount of \$1,000.00 is required.
2) Increase your regular payments by up to 20% of the original P and I portion per anniversary year, without penalty.
3) Partial prepayment options used in any combination may not exceed the 20% yearly prepayment maximum.
2. Merix Financial mortgages are facilitated through Paradigm Quest Inc.
3. Thank you for choosing us for your financing. We look forward to hearing from you soon.
1) You will be required to obtain fire insurance coverage in an amount at least equal to the replacement cost. Computershare Trust Company of Canada is to be shown as 1st Loss Payable, as Mortgagee.
2) You will be required to sign a financing disclosure statement in accordance with the consumer protection legislation of your province. This statement will be signed at your solicitor's office.
3) Payment of your The Lender Mortgage is to be by way of Pre Authorized Payment Plan. You will sign a Pre Authorized Payment Plan enrollment agreement and you will provide the Lender with a Void cheque for the account you wish the mortgage payment withdrawn from.
4) The Lender will use the law firm of your choice for preparation and registration of the mortgage. We reserve the right to disqualify certain law firms based on past performance.

Please provide your Mortgage Representative with the name, address, phone and fax numbers of your solicitor.
4. The adjustable rate mortgage can be paid in full subject to 3 months interest at the then current customer rate.
5. The applicant is responsible for any costs relating to the mortgage including legal, appraisal, survey, Title Insurance or inspection fees.
6. The interest rate is set at Prime - 0.30%.
The interest rate will then change automatically each time there is a change in the Prime Rate.
The principal and interest payment will be recalculated every time the Prime Rate changes, based on the new interest rate and remaining amortization.

The term "Prime Rate" means on any day, the annual rate of interest which the Royal Bank of Canada establishes at its principal office in Toronto as the reference rate of interest to determine interest rates it will charge on such day for commercial loans in Canadian dollars made to its customers in Canada and which it refers to as its "prime rate of interest".
7. The Lender has assigned your mortgage transaction to the Closing Service First Canadian Title (FCT). FCT is responsible to obtain Lender Title Insurance on behalf of the Lender. The Lender Title Insurance fee is a cost to the borrower.
8. The Lender may refuse any subsequent financial charges to be registered against the subject property without their approval.



9.	The Lender requires all Broker conditions met a minimum 10 business days prior to close date. If conditions not fulfilled, funds may not be advanced on the scheduled closing date. Your commitment will be cancelled or closing date extended if application within the rate hold period.
10.	The terms in this commitment cannot be altered unless confirmed in writing by the Lender.
11.	The title to the property must be satisfactory to our solicitor and the mortgage must be a first charge on the property. Legal expenses are your responsibility, whether the loan is carried out or not. Instructions to the lawyer will be forwarded upon acceptance of this Commitment.
12.	This approval is subject to cancellation at the option of the Lender should any of the following occur: If there has been any material change to the applicant's financial status as disclosed in the loan application or if there have been any unapproved material changes to the mortgaged premises that adversely affect the value thereof. Any misrepresentation of facts contained in this loan application or other documentation entitles the Lender to decline to advance a portion or all of the loan proceeds, or to demand immediate repayment of all monies secured by the mortgage. I/We accept the Offer to provide mortgage financing and agree to be bound by the terms, conditions and provisions contained herein. I/We hereby authorize the Lender, its successor and/or assigns, to make whatever credit/payoff inquiries it deems necessary in connection with my/our credit application or in the course of review or collection of any credit extended in reliance on the application. I/We hereby authorize any person or consumer reporting agency to compile and furnish any information it may have or obtain in response to such credit inquiries. I/We authorize this document to be reproduced by a copy machine to facilitate multiple credit and payoff inquiries. The Mortgagor(s) and Guarantor (if applicable) acknowledge receipt of a signed copy of the Mortgage Loan Commitment.

Standard Terms and Conditions:	
1.	A title insurance policy, from a title insurance provider acceptable to the Lender, must be obtained covering the lenders interests without exceptions to coverage. Computershare Trust Company of Canada should be named as insured.
2.	Payment of property taxes will be your responsibility, unless otherwise stated in this commitment.
3.	Should you decide to sell the mortgaged property and purchase another property, you may transfer the remaining mortgage balance together with the interest rate set out therein to the new property provided that the Mortgage Loan is not in default, a new mortgage loan application has been accepted by the lender, all terms and conditions set out in the subsequent Mortgage Loan approval have been met and the closing dates of the two properties are within 30 days. Should the existing mortgage be paid out and the new mortgage not funded then prepayment charges will apply on your existing mortgage. Should the amount of the new mortgage be less than the balance on your existing mortgage, a prepayment penalty will apply to the difference between the two.
4.	The interest rate on your commitment letter will be honoured provided the mortgage loan is advanced by 09/12/2013. In the event that the effective rate of interest is lower at closing, the interest rate may be adjusted.
5.	There may be a fee charged for any payment returned due to insufficient funds or stopped payments.
6.	This Mortgage will be subject to all extended terms set forth in our standard form of mortgage contract or in the mortgage contract prepared by our solicitors, whichever the case may be, and insured mortgage loans will be subject to the provisions of the National House Act (N.H.A.) and the regulations thereunder.
7.	Title to the Property must be acceptable to our Solicitor who will ensure that the Mortgagor(s) have good and marketable title in fee simple to the property and that it is clear of any encumbrances which might affect the priority of the Lenders Mortgage. We will accept title insurance from a title insurance provider acceptable to the Lender. The Mortgage must be a first charge on the property.

Initials _____



**FIXED CREDIT
DISCLOSURE STATEMENT**

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

Lender: Merix 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: Jamin R Keddie, Jenny M Keddie

Property: 10426 128th Avenue Grande Prairie, Alberta T8V 2M3

Effective Date of Disclosure Statement: November 28, 2013

Mortgage Terms and Details

- | | | |
|---|---|----------------------------|
| 1 | The interest rate on the mortgage is: | Fixed |
| 2 | The initial annual interest rate is: | 2.700 % |
| | and the compounding period is: | Semi Annually |
| 3 | Total mortgage amount: | \$ 241,150.00 |
| 4 | The total interest paid: | \$ 30,559.30 |
| 5 | The Total Cost of Credit (Calculation details are in 'Cost of Credit Details' section): \$ 30,559.30 | |
| 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 9, 2017 |
| | (e) Payments in the amount of \$ 978.10 are to be made by the Borrower as follows: | |
| | Monthly (timing) commencing January 9, 2013 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 9, 2012
- 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: \$ 241,150.00

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: \$ 241,150.00

12 Value Received by the borrower for proceeding with the transaction

- (a) Total from Lender less deductions: \$ 241,150.00
(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: \$ 241,150.00

13 Value Given by the borrower for proceeding with the transaction

- (a) Commencing January 9, 2013, 60 Monthly payments of \$ 978.10
will be paid by the borrower.

Total Payments: \$ 58,686.00

- (b) Remaining mortgage balance on maturity date: \$ 213,023.30
(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: \$ 271,709.3014 Cost of Credit (Value Given Less Value Received): \$ 30,559.3015 The Annual Percentage Rate¹ (APR) is: 2.700 %

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

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.

Mortgage Brokers Association of B.C., Canadian Association of Accredited Mortgage Professionals and D+H Limited Partnership are not responsible for and will not be liable to you or anyone else for any damages whatsoever and howsoever caused (including direct, indirect, incidental, special, consequential, exemplary or punitive damages) arising out of or in connection with use of this Disclosure Statements, including all calculations or information contained in this document. Mortgage Brokers Association of B.C., Canadian Association of Accredited Mortgage Professionals and D+H Limited Partnership are not responsible or liable for any difficulties or consequences associated with downloading and/or utilizing such services.



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.

Jamin R. Keddie, Jenny M. Keddie

Name of Borrower(s):

Merix Financial

Name of Lender:

Origination Mortgage Corp.

(250) 212-2010

Name of Mortgage Broker:

Telephone:

Steve Nicholson

Dec 09, 2013

Name of Submortgage Broker:

Date of transaction:

10426 128th Avenue Grande Prairie, Alberta T8V 2M3

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): Jamin & Jenny Keddie

☒ The lender: Merix 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:

Jamin & Jenny Keddie

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 _____ (State Relationship with Mortgage Broker) will:
- ☐ 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 _____ (Name) for receiving a referral or recommendation relating to the transaction.



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>

2013,11,28

<i>Signature of Mortgage Broker or Authorized Representative</i>	<i>Date Signed (YYYY,MM,DD)</i>
--	---------------------------------

ACKNOWLEDGEMENT OF RECEIPT

2013,11,28

<i>Signature</i>	<i>Name (Please Print)</i>	<i>Date Signed (YYYY,MM,DD)</i>
------------------	----------------------------	---------------------------------

2013,11,28

<i>Signature</i>	<i>Name (Please Print)</i>	<i>Date Signed (YYYY,MM,DD)</i>
------------------	----------------------------	---------------------------------

