

Mortgage Commitment

Response: Oct-28-2013 05:19:51 PM EST

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BROKER INFORMATION

Name: Origination Mortgage Corp.

Address: 2061 Abbott Street Kelowna BC V1Y 1C5

Attention: Steve Nicholson

Application Reference #:OMGC-113

LENDER INFORMATION

Name: Valley First a division of First West CU

Address: 401 Glenmore Road Kelowna BC V1V1Z6

Lender Reference #:

Mortgage Insurance Reference #:

APPLICANT INFORMATION

Applicant: Tim Benwell

Lucy Benwell

Property Information

Address: 775 Schafer RD Kelowna BC V1W1G2

With reference to the above, Valley First a division of First West CU is pleased to provide a mortgage loan offer, under the following terms and conditions:

Loan		Terms	Payment
Purchase/Value	\$ 400,900.00	Mortgage Type First	Principal and Interest \$ 2,045.79
Downpayment	\$ 22,000.00	Term Type Closed	Taxes (Estimated) \$ 185.00
Amount	\$ 378,900.00	Interest Rate 3.990%	Taxes Paid By Borrower
Insurance Premium	\$ 10,419.75	Term (Months) 60	Total Installment \$ 2,230.79
Total Loan	\$ 389,319.75	Amortization (Months) 300	
Other Mortgages		Frequency Monthly	Commitment Expires 28-Jan-2014
Closing Date	07-Jan-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: Teresa Cove

VALLEY FIRST A DIVISION OF FIRST WEST CU

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: Tim Benwell

Signature

Date

Applicant: Lucy Benwell

Signature

Date



Mortgage Commitment

Schedule A

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FirmName:	Origination Mortgage Corp.	Lender Name:	Valley First a division of First West CU
Attention:	Steve Nicholson	Lender Reference #:	
Application Reference #:	OMGC-113	Mortgage Insurance Reference #:	

CONDITIONS OF APPROVAL

CONDITIONS

- ☐ It is a requirement that all applicants complete the following question:
 "Will this credit account be used by or on behalf of a third party (someone other than a co-borrower)?"
 Yes _____ No _____
 Initials required
- ☐ By signing the acceptance on page 1, the applicants also agree to the following:
 In the matter of a request for lending assistance from Valley First, a division of First West Credit Union;
 I/ We, the Borrower (s) do solemnly declare that all lending facilities provided to us by Envision Financial (if any) have been declared to Valley First.
- ☐ Salary income to be confirmed via: \$36000 Tim and Lucy \$27220 .
 - employment letter on company letterhead which must include employee's name and wage along with a current pay stub which must include the employer's and employee's names, with year to date income to justify consistency in hours
- AND
 - 2012 CRA NOAs STILL REQUIRED .
- ***Additional information may be required
- ☐ Receipt of Genworth Approval Certificate. REC'D
- ☐ *Confirmation of down payment as stated on the application via RRSP or bank statement which must show ownership. \$22000
- ☐ By signing the acceptance on page 1, the applicants also agree to the following: I/We warrant and confirm that the information given in the mortgage application form is true and correct and I/we understand that it is being used to determine my/our credit responsibility. You are authorized to obtain any information you may require relative to this application from any sources to which you may apply and each such source is hereby authorized to provide you with such information. You are furthermore authorized to disclose, in response to direct enquiries from any other lender or credit bureau, such information on my loan/mortgage account as you consider appropriate, and I agree to indemnify you against and save you harm from any and all claims in damages or otherwise arising from such disclosure on your part. You are also authorized to retain the application whether or not the relative mortgage is approved.
- ☐ It is a fundamental condition of this approval that there will be no material change in the information provided.
- ☐ Receipt of a copy of the MLS listing for the subject property. REC'D
- ☐ Valid Work permit or verification of landed immigrant status along with:
 - Two (2) alternative sources of credit demonstrating timely payments for the past 12 months - Rental payment history confirmed via letter from landlord and bank statement, AND
 Hydro/utilities, Telephone or cable to be confirmed via letter from the service provided or 12 Months billing statements
- ☐ *The following permits/certificates are required:
 1. Building permits - as required by the municipal/city/regional authorities.
 2. Occupancy Permit - at completion of suite
 3. License for basement suite
 4. Quote for renovations to be on letterhead from contractor. \$5900.
- ☐ Receipt of a fully executed Agreement of Purchase and Sale, along with a signed Property Disclosure Statement and all applicable Schedules, Amendments and Waivers. REC'D
 PDS STILL REQUIRED.
- ☐ All applicants are required to attend Valley First branch to open a membership and Account and sign mortgage documentation prior to mortgage funding. 2 pieces of identification are required - one must be Valid Photo ID - ** THERE ARE NO EXCEPTIONS TO THIS POLICY

x _____ x _____
 Initials Required Initials Required



Date:

Initials:

Mortgage Commitment

Schedule A

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Application Reference #:	OMGC-113	Mortgage Insurance Reference #:	

CONDITIONS

***The branch will contact the applicants to make arrangements to sign the mortgage documentation and open a membership at the same time

ASK ABOUT OUR SIMPLY FREE ACCOUNT with Free Monthly fee and Unlimited transactions per month with no minimum balance requirement

At the signing appointment the applicants will be asked to provide contact information for two personal references.

☐ * * Statutory declaration signed by the purchasers before a notary/solicitor stating they will occupy the subject property as their principle residence upon closing.

☐ Confirmation of Rental Income as stated on the application: \$850

** New Rental property income to be confirmed by one of the following:

- Economic Rents from Appraisal
- Letter from Appraiser with CRA/AACI designation

*** Additional information may be required

☐ Receipt of name and email address of notary or solicitor along with name of firm from Valley First approved list to prepare Credit Master documents.

* * Should the client choose to use a solicitor not on our approved list, we will require our internal solicitor to prepare the Form B for the mortgage. There will be a \$100 fee to the client for this service, which will be deducted from the mortgage proceeds. Broker to provide Solicitor/ Notary name, firm name, address, email address, phone number, and fax number.

☐ Please confirm tenancy of the mortgagors: - Joint Tenants or Tenants in Common.

☐ Solicitor is required to obtain Title Insurance.

PAYMENT FLEXIBILITY OPTIONS

☐ MORTGAGE PRE-PAYMENT CLAUSE FOR CLOSED TERMS:

* *The member may repay up to 20% of the original Principal Amount in aggregate during each 12-month period (from date of advance or date of last renewal) when not in default, without prior notice and without payment of any compensation. If the member fail to exercise this privilege in any year, it will lapse and the member may not make it up in any subsequent years;

AND

* * The member may increase regular monthly payments by an amount up to and including 20% of the scheduled payment amount, once per calendar year excluding year of disbursement"

INSTRUCTIONS

☐ Approved for residential first mortgage financing in the amount of \$378900 + prem. \$ 10419.75 for a 5 yr. term @ 3.99%/25 yr.amort.
\$5900 for improvements to be held back til contractor confirms they are completed.

☐ Investor/Lender Conflict of Interest Disclosure Statement Form 11- Broker is required to provide completed and signed copy to Valley First ONLY if there is a conflict of interest.



Date:

Initials:

Mortgage Commitment**Schedule A**

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Application Reference #:	OMGC-113	Mortgage Insurance Reference #:	

INSTRUCTIONS

- ☐ Broker to provide Valley First with full legal name(s) of mortgagor(s) as it/they will appear on the mortgage documents (please print full legal name including all middle names):

First Applicant _____

Second Applicant _____

(please print)

- ☐ Property taxes are not collected by Valley First and are the responsibility of the homeowners. The applicants may open a separate account at the branch for property taxes
- ☐ Lender's conditions, commitment and schedules signed, dated and returned to Mortgage Broker's office a minimum of 10 BUSINESS days prior to completion.

***IT IS IMPORTANT THAT ALL CONDITIONS BE SENT TO OUR GENERAL EMAIL BOX AT

mortgagecentre@valleyfirst.com

- ☐ Broker to advise us as to which Valley First Branch the applicants would like to deal with.

If not indicated we will send it to the Branch closest to where the member lives.



Date:

Initials:

**FIXED CREDIT
DISCLOSURE STATEMENT**

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

Lender: Valley First Credit Union

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: Tim Benwell, Lucy Benwell

Property: 775 Schafer Road Kelowna, British Columbia V1W 1G2

Effective Date of Disclosure Statement: October 28, 2013

Mortgage Terms and Details

- | | | |
|---|---|----------------------------|
| 1 | The interest rate on the mortgage is: | Fixed |
| 2 | The initial annual interest rate is: | 3.990 % |
| | and the compounding period is: | Semi Annually |
| 3 | Total mortgage amount: | \$ 389,319.75 |
| 4 | The total interest paid: | \$ 72,286.68 |
| 5 | The Total Cost of Credit (Calculation details
are in 'Cost of Credit Details' section): | \$ 72,286.68 |
| 6 | (1) If the mortgage amount advanced is to be repaid in accordance with a specific schedule of payments: | |
| | (a) To be advanced as follows: | as per mortgage commitment |
| | (b) The term of the mortgage is: | 5 years |
| | (c) The amortization period is: | 25 years |
| | (d) The maturity date is: | January 7, 2019 |
| | (e) Payments in the amount of \$ 2,045.79 are to be made by the Borrower as follows: | |
| | Monthly (timing) commencing February 7, 2014 for a term of 5 years | |
| | (f) Prepayments can be made under the following conditions: | |
| | as per mortgage commitment | |

OR

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

Interest

- 7 The date on which interest begins to accrue is: January 7, 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: \$ 389,319.75

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

(a) Lender fee:	<u>\$</u>
(b) Broker Fee if deducted by lender:	<u>\$</u>
(c) Estimated Inspection/Appraisal costs:	<u>\$</u>
(d) Estimated Survey costs:	<u>\$</u>
(e) Loan pay outs:	<u>\$</u>
(f) Other charges, fees and payments:	
(i) _____	<u>\$</u>
(ii) _____	<u>\$</u>
(iii) _____	<u>\$</u>
(g) Default Insurance (CMHC/Genworth/Other):	<u>\$ 10,419.75</u>
Total deducted from mortgage amount:	<u>\$ 10,419.75</u>

Total amount from lender: \$ 378,900.00

12 Value Received by the borrower for proceeding with the transaction

(a) Total from Lender less deductions:	<u>\$ 378,900.00</u>
(b) Estimated appraisal if borrower has unrestricted use at or prior to completion:	<u>\$</u>
(c) Estimated survey if borrower has unrestricted use at or prior to completion:	<u>\$</u>
(d) Estimated loan pay outs:	<u>\$</u>
(e) Cashback received from lender:	<u>\$</u>
(f) Default Insurance (CMHC/Genworth/Other):	<u>\$ 10,419.75</u>
(g) Other Value Received:	
(i) _____	<u>\$</u>
(ii) _____	<u>\$</u>
(iii) _____	<u>\$</u>

Total Value Received by the borrower: \$ 389,319.75

13 Value Given by the borrower for proceeding with the transaction

(a) Commencing February 7, 2014, 60 Monthly payments of \$ 2,045.79

will be paid by the borrower.

Total Payments: \$ 122,747.40

(b) Remaining mortgage balance on maturity date:	<u>\$ 338,859.03</u>
(c) Other Value Given by Borrower at or prior to completion	
(i) Legal fees where choice of legal firm is restricted:	<u>\$</u>
(ii) Title Insurance:	<u>\$</u>
(iii) _____	<u>\$</u>
(iv) _____	<u>\$</u>
(v) _____	<u>\$</u>

Total Value Given by the borrower: \$ 461,606.4314 Cost of Credit (Value Given Less Value Received): \$ 72,286.6815 The Annual Percentage Rate¹ (APR) is: 3.990 %

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



16 Payments not included in the cost of credit

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

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

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

Security

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

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

Other Charges:

18 Other Charges possibly applicable to borrower

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



Certification and Acknowledgement

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

Signature of Lender or Broker

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

Signature of Borrower

Notes:

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

APR = 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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**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.

Tim Benwell, Lucy Benwell

Name of Borrower(s):

Valley First Credit Union

Name of Lender:

Origination Mortgage Corp.

Name of Mortgage Broker:

(250) 212-2010

Telephone:

Steve Nicholson

Name of Submortgage Broker:

Jan 07, 2013

Date of transaction:

775 Schafer Road Kelowna, British Columbia V1W 1G2

Civic address of property to be mortgaged:

Detached 001-849-719

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): Tim and Lucy Benwell

☒ The lender: Valley First Credit Union

☐ 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:

Tim & Lucy Benwell

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)

2013,10,28

Signature of Mortgage Broker or Authorized Representative

Date Signed (YYYY,MM,DD)

ACKNOWLEDGEMENT OF RECEIPT

2013,10,28

Signature

Name (Please Print)

Date Signed (YYYY,MM,DD)

2013,10,28

Signature

Name (Please Print)

Date Signed (YYYY,MM,DD)

