SWITCH – ADDITIONAL CHARGES

Good Afternoon Steven

RE: MIMS #1795991 Cescon

We have received the discharge statement from Merix for the current mortgage, and there is an additional charge of $3,473.55 which cannot be incorporated into the new mortgage loan with Scotiabank.

I am sending you by fax a copy of the discharge statement which breaks down the additional charges and a Customer Authorization letter. The letter must be signed by the applicant(s) to authorize Scotiabank to process a debit on their mortgage payment account for this charge. The debit will be processed on the closing date of the new Scotiabank mortgage.

Please return the signed letter via fax no later than August 21, 2013 to ensure no additional charges are incurred. If you have any questions please feel free to contact me.

Thank you,

Scotiabank
Zabeen Premji
403-219-5281 Ext 75005

FAX #-1-866-216-8500

The Bank of Nova Scotia

Scotiabank

August 20, 2013

Mr Paul Cescon
Mrs Nicki Cescon
669 Balsam Rd
Kelowna BC
V1W1C1

Dear Mr & Mrs Cescon

Re: Switch Mortgage # 1795991 & Personal pre-authorized debit authorization

The above noted mortgage is scheduled to be switched to Scotiabank. We have been informed by your current mortgage holder that an additional cost of $4,920.10 over and above the principal balance is due to cover Accrued Interest and Early payout Penalty

As agreed in our commitment letter to you we will be adding $1,446.55 to the principal balance of your mortgage. The remaining amount is required to be paid from your bank account on the closing date (currently scheduled for August 23, 2013) and we require your authorization below.

The "Account" refers to the bank account you designated for Scotiabank mortgage payments. You authorize us to debit your Account for the amount of $3,473.55 on the closing date of the mortgage switch. If you have a variable rate mortgage, the amount may change in accordance with any changes to the interest rate. The amount may also change if the closing date changes or if funds are not available by 11:00 am on the closing date. You authorize us to debit your Account in such changed amount and/or on such changed closing date. **You waive your right to prior notice of any adjustment of the payment amount or change to the closing date**.

You may cancel this authorization at any time by providing us with no less than 30 days prior notice. You may obtain a sample cancellation form or further information on your right to cancel this authorization, at your Financial Institution where you maintain your Account or by visiting www.cdnpay.ca.

You may contact us at 403-219-5281 to provide notices, make enquiries, obtain information or seek recourse with respect to any debits under this authorization.

You have certain recourse rights if any debit does not comply with this agreement. For example, you have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. To obtain more information on your recourse rights, contact your financial institution or visit www.cdnpay.ca.

Please acknowledge the above authorization by signing this letter, which must be faxed to us at 1-866-216-8500, to enable Scotiabank to complete the switch transaction. If we do not receive this signed letter before 11am on August 21, 2013, there may be a delay in processing the payout and additional charges may be applied by your current mortgage holder.

Yours truly,

Zabeen Premji
Underwriter
Scotiabank

Paul Cescon ____________ Date ____________

Nicki Cescon ____________ Date ____________

1795991

MERIX

Merix Financial
390 Bay Street
Suite 1800
Toronto, Ontario M5H 2Y2
Tel: 1-877-637-4911
Fax: 1-877-637-4912

Transfer Statement

Aug 07, 2013

Prepared for: **Paul F Cescon**
Nikki A Houle
669 Balsam Road , Kelowna British Columbia V1W 1C1

Current Mortgage/ Line of Credit Information:

Account Number	**217681**
Feature Type	**Fixed**
Mortgaged Property	**669 Balsam Road , Kelowna, British Columbia V1W 1C1**
Maturity Date	**16/07/2014**
Interest Rate (per annum)	**3.8900%**
Payment Amount	**$1,670.59**
Payment Frequency	**Monthly**
Current Remaining Amortization (in months)	**368**

You have requested to transfer your Mortgage/ Line of Credit in full on: 15/08/2013

We require the total proceeds detailed below provided to us on or before the transfer date shown above. If there is a delay in us receiving the funds, the per diem rate based on the current interest rate on your Mortgage applies.

This statement is valid for **30 days from the date prepared after** which time, if funds are not received, we will cancel the transfer. **If the transfer does not proceed within the 30 day period, please notify us within 5 business days so we can reinstate your banking information.**

In order to facilitate the transfer process, we have set your payment frequency to monthly. Your next payment date is: 16/08/2013

In the event that your transfer is not completed in a timely manner, you are responsible for making this payment as scheduled. After this payment is made, you may contact our Customer Service department and request to have the payment frequency changed to any of the other options available.

Please ensure funds are received at our office prior to 2:00PM EST. Cheques received after 2:00PM EST are processed on the next business day and the additional per diem applies.

- Will need to pay the penalty from own resources.

Prepared for: **Paul F Cescon**
Nikki A Houle
669 Balsam Road , Kelowna British Columbia V1W 1C1

Mortgage/ Line of Credit Payout Information

Total Principal Outstanding		**$360,062.67**
Total Interest Accrued		**$1,141.99**
Early Payout Penalty	**$3,473.55**	
Cash Back	**$0.00**	
Maintenance Fee	**$0.00**	
Statement Fee	**$0.00**	
Legal Fee	**$0.00**	
Late Fee	**$0.00**	
Other Fee	**$0.00**	
Total Taxes		
Mortgage Assignment Fee (DOES NOT INCLUDE REG. FEE)	**$75.00**	
Total Fees		**$3,548.55**
TOTAL BALANCE DUE:		**$364,753.21**
Per Diem		**$38.07** x 8 = 304.56

PLEASE SEND A COPY OF CHARGE OR TITLE WITH YOUR PAYMENTS TO EXPEDITE THE PREPARATION OF TRANSFER DOCUMENTS

Please note we must receive payment in the form of a Trust cheque payable to Merix Financial and sent to the address above (pg.1) unless other arrangements have been made before 2:00PM Eastern Standard Time on the Effective Date. If funds are delayed, include any additional per diem to the date of payment.

THE AMOUNTS IN THIS STATEMENT ARE CALCULATED ON THE BASIS THAT ALL PAYMENTS UP TO AND INCLUDING THE ACTUAL PAYOUT ARE MADE AND HONOURED.

If any such payments are not made or honoured, then the amounts in this statement are no longer valid and will be replaced without notice by amounts reflecting such non-payment. WE ARE NOT OBLIGED TO PROVIDE A TRANSFER OF OUR MORTGAGE, NOTWITHSTANDING ANY TERMS OR CONDITIONS ACCOMPANYING PAYOUT, UNLESS AND UNTIL ANY SUCH PAYMENTS ARE MADE OR HONOURED. The obligation to ensure all such payments are made and honoured is on you.

Sincerely,

Merix Financial
Discharge Department
Tel: **1-877-637-4911**
Fax: **1-877-637-4912**

Errors and Omissions excluded.