Mortgage Commitment

Response: Apr-22-2016 04:16:14 PM EST

BROKER INFORMATION

Name: Origination Mortgage Corp.

Address: 2061 Abbott Street Kelowna BC V1Y 1C5

Attention: Steve Nicholson | Application Reference #:OMGC-468

LENDER INFORMATION

Name: Coast Capital Savings Credit Union

Address: 1900 - 13450 102nd Ave Surrey BC V3T5Y1

Lender Reference #: 45583 | Mortgage Insurance Reference #:

APPLICANT INFORMATION

Applicant: Javier Robles

Perla Regalado

Property Information

Address: 30 - 10724 Bottom Wood Lake RD Lake Country BC V4V2T3

With reference to the above, Coast Capital Savings Credit Union is pleased to provide a mortgage loan offer, under the following terms and conditions:

Loan		Terms		Payment	
Purchase/Value	$ 338,392.80	Mortgage Type	First	Principal and Interest	$ 1,019.45
Downpayment	$ 84,598.20	Term Type	Closed	Taxes (Estimated)	$ 208.33
Amount	$ 253,794.60	Interest Rate	2.640%	Taxes Paid By	Borrower
Insurance Premium		Interest Type	Fixed	Total Installment	$ 1,227.78
Total Loan	$ 253,794.60	Term (Months)	60		
Other Mortgages		Amortization (Months)	360	Commitment Expires	21-Jul-2016
Closing Date	15-Jul-2016	Frequency	Monthly		

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: Todd Healey

COAST CAPITAL SAVINGS CREDIT UNION

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: Javier Robles	Signature	Date MAY 6/16
Applicant: Perla Regalado	Signature	Date

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Mortgage Commitment			**Schedule A**
Response: Apr-22-2016 04:16:14 PM EST			Page 2 of 3
FirmName:	Origination Mortgage Corp.	**Lender Name:**	Coast Capital Savings Credit Union
Attention:	Steve Nicholson	**Lender Reference #:**	45583
Application Reference #:	OMGC-468	**Mortgage Insurance Reference #:**	

CONDITIONS OF APPROVAL

CONDITIONS

- ☑ Prior to advancement of funds, the solicitor is to obtain an Occupancy Certificate confirming that the property has been inspected and approved for occupancy. The security must be 100% complete by the mortgage funding date. (Solicitor)
- ☑ 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 this Mortgage. (Applicant)
- ☑ Coast Capital Savings Credit Union will require a current year to date pay stub for Ms. Regalado. (Broker)
- ☑ The applicant is responsible for any costs relating to the mortgage including legal, appraisal, survey, Title Insurance or inspection fees, unless otherwise specified in this commitment letter. (Applicant)
- ☑ Coast Capital Savings requires an acceptable appraisal report for the property being mortgaged. The appraisal must be ordered through Solidifi's online appraisal ordering platform at https://values.solidifi.com or call 1-866-583-3983. If you are a new user and require a Login Name and Password, please call 1-866-583-3983 to speak with an Appraisal Services Specialist or register online at www.solidifi.com.

  Coast Capital Savings reserves the right to decline or amend the commitment based upon our review of the appraisal and suitability of the security or if the appraisal is not ordered as above. (Broker)
- ☑ Signed Commitment (Broker)
- ☑ This mortgage will be subject to all extended terms set forth in the Coast Capital Savings Credit Union's standard form of mortgage contract or in the mortgage contract prepared by our solicitors whichever the case may be. (Applicant)
- ☑ The terms in this commitment cannot be altered unless confirmed in writing by Coast Capital Savings Credit Union. (Applicant)
- ☑ When the mortgage loan is not in default, the Borrower(s) is entitled to make privilege payments, and to increase their principal and interest payment. The amount of the privilege payment and principal and interest payment increase should be confirmed with the Lender prior to closing. (Applicant)
- ☑ Coast Capital Savings Credit Union requires written confirmation of the source of down payment and closing costs from non-borrowed cash equity via a 30 day account history. Such confirmation must be acceptable to the Lender. (Broker)
- ☑ ERRORS AND OMISSIONS EXCEPTED (Applicant)
- ☑ You will be required to sign a Disclosure Statement in accordance with the Business Practices and Consumer Protection Act of British Columbia (BPCPA). All copies of the Disclosure Statements must contain original signatures. These documents will be executed by your Solicitor.

  I/We acknowledge that approval of this Loan Application does not result in a binding contract for the borrower, and does not oblige the Credit Union to grant the loan. There is no binding contract unless, and until; all parties enter into a Credit Agreement, any required security is provided, and any other conditions are satisfied. (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. Acceptance for membership in Coast Capital Savings includes verification of identity. Please advise us of which CCSCU branch the clients would like to open their membership with and sign the required documentation. By signing the Acknowledgement of Approval, the client consents to Coast Capital Savings collecting, using and disclosing the personal information in this document pursuant to the terms of the Coast Capital Savings Privacy Policy (a copy of which is available at any branch or online at www.coastcapitalsavings.com) (Applicant)
- ☑ Upon funding, this mortgage qualifies for $1000 towards Help Extra Options to be discussed with the branch lender during the mortgage close. (Broker)
- ☑ This Commitment shall be open for acceptance by you until 11:59 pm on May 6, 2016 after which time, if not accepted, shall be considered null and void. (Applicant)
- ☑ The Mortgage is to be prepared in the name of Coast Capital Savings Credit Union (Applicant)
- ☑ If the purchase price is exclusive of net GST payable and the applicants would like to include this in the mortgage amount financed, CCSCU will require a copy of the GST calculation as completed by a lawyer/notary or the property developer. In all cases, the inclusion of tax must be supported by the property?s appraised value. (Broker)
- ☑ All mortgaged properties must be insured for fire and other risks. Coast Capital Savings requires proof of adequate coverage before any mortgage funds are advanced. (Solicitor)

	Date: 5·6·16	Initials: INITIAL PR JL

Mortgage Commitment			Schedule A
Response: Apr-22-2016 04:16:14 PM EST			Page 3 of 3
FirmName:	Origination Mortgage Corp.	**Lender Name:**	Coast Capital Savings Credit Union
Attention:	Steve Nicholson	**Lender Reference #:**	45583
Application Reference #:	OMGC-468	**Mortgage Insurance Reference #:**	

CONDITIONS

- [x] The borrower will promptly pay all Taxes as they become due and, upon request, will send CCS proof of payment. If borrower fails to pay any Taxes, CCS may do so and borrower will pay to Credit Union on demand all such amounts that we pay, and until borrower does so, those amounts will be added to the Loan Amount secured by this Mortgage and bear interest at the Interest Rate. (Applicant)
- [x] Coast Capital Savings Credit Union Borrower(s) is required to use a Solicitor or Notary Public that is on Coast Capital Savings Credit Union's approved list. (Applicant) ~~DOROTH~~ JESSE D BERNHART c/o PUSHOR MITCHELL.

INSTRUCTIONS

- [x] Coast Capital Savings Credit Union reserves the right to amend or cancel this application if the documentation received is not satisfactory and/or if it differs from the information shown on the application. (Applicant)

	Date: 5.6.16	Initials: INITIAL PR JR

FIXED CREDIT

DISCLOSURE STATEMENT

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

Lender: Coast Capital Savings 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: Javier Robles, Perla Regalado

Property: 30-10724 Bottom Wood Lake Road Lake Country, British Columbia V4V 2T3

Effective Date of Disclosure Statement: April 22, 2016

Mortgage Terms and Details

1 The interest rate on the mortgage is: Fixed

2 The initial annual interest rate is: 2.640 %

and the compounding period is: Semi Annually

3 Total mortgage amount: $ 253,794.60

4 The total interest paid: $ 31,442.12

5 The Total Cost of Credit (Calculation details are in 'Cost of Credit Details' section): $ 31,442.12

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: May 6, 2021

(e) Payments in the amount of $ 1,019.45 are to be made by the Borrower as follows: Monthly (timing) commencing June 6, 2016 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: May 6, 2016

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

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Cost of Credit Details

10 Total Mortgage Amount: $ 253,794.60

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): $ 4,060.71

Total deducted from mortgage amount: $ 4,060.71

Total amount from lender: $ 249,733.89

12 Value Received by the borrower for proceeding with the transaction

(a) Total from Lender less deductions: $ 249,733.89

(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): $ 4,060.71

(g) Other Value Received:

(i) $

(ii) $

(iii) $

Total Value Received by the borrower: $ 253,794.60

13 Value Given by the borrower for proceeding with the transaction

(a) Commencing June 6, 2016, 60 Monthly payments of $ 1,019.45 will be paid by the borrower.

Total Payments: $ 61,167.00

(b) Remaining mortgage balance on maturity date: $ 224,069.72

(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: $ 285,236.72

14 Cost of Credit (Value Given Less Value Received): $ 31,442.12

15 The Annual Percentage Rate[1] (APR) is: 2.640 %

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.

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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) ____________________ ____________

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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

6 day of MAY year 16

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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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.

Javier Robles, Perla Regalado
Name of Borrower(s):

Coast Capital Savings Credit Union
Name of Lender:

Origination Mortgage Corp.	(250) 212-2010
Name of Mortgage Broker:	*Telephone:*
Steve Nicholson	Jul 15, 2016
Name of Submortgage Broker:	*Date of transaction:*

30-10724 Bottom Wood Lake Road Lake Country, British Columbia V4V 2T3
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): Javier Robles & Perla Regalado
- [X] The lender: Coast Capital Savings
- [ ] Syndicate mortgage lenders: *(attach list if more space required)* *Name* ____ *Name* ____ *Name*
- [X] A person or entity which will acquire the mortgage from the investor/lender: Javier Robles & Perla Regalado *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

☒ 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 (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)*
	2016,04,22
Signature of Mortgage Broker or Authorized Representative	*Date Signed (YYYY,MM,DD)*

ACKNOWLEDGEMENT OF RECEIPT

		2016,04,22
Signature	*Name (Please Print)*	*Date Signed (YYYY,MM,DD)*
		2016,04,22
Signature	*Name (Please Print)*	*Date Signed (YYYY,MM,DD)*

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Remote Broker Membership Application Form

New Membership | Revised Membership

Membership Open Date:
Membership Number:
Branch of Origination:

Primary Member Name:	Javier Robles	**Profile Num:**	40220054
Joint Member Name:	Perla Regalado	**Profile Num:**	40220064

Primary Photo ID - Primary Member *

- ☑ Driver's License
- BCID
- Passport
- Permanent Resident Card
- National Defense ID
- Secure Certificate of Indian Status Card

ID Number:
Place of Issue:
Country of Issue:
☑ **ID Viewed by Broker**
Date of Birth:

Primary Photo ID - Joint Member *

- ☑ Driver's License
- BCID
- Passport
- Permanent Resident Card
- National Defense ID
- Secure Certificate of Indian Status Card

ID Number:
Place of Issue:
Country of Issue:
☑ **ID Viewed by Broker**
Date of Birth:

* Must be physically viewed by Broker: Unexpired, original, Government issued photo ID with unique identifier number.

Contact Information to complete Membership & Account Opening

Preferred Date:
Preferred Time: (M-F, 9-5)
Phone Number:
Alt Phone Number:

Email Address: Primary Member — ☑ Verbal consent obtained to use email address
Email Address: Joint Member — ☑ Verbal consent obtained to use email address

Membership Set-up (Purpose & Intended Nature)

For your banking needs, Coast Capital Savings will be your: (Select one)

- ✔ Primary FI — *CCS will be your main institution*
- Secondary FI — *Primary financial institution elsewhere*
- Limited — *Conduct specific transactions i.e. investments. lending only, etc*
- Other — Must be specified

Account Used by Third Party

Will the account being opened be used by or on behalf of a third party? If yes, please complete the Third Party Declaration Form. Yes ✔ No

Coast Capital Savings Privacy Policy

I/We consent to Coast Capital Savings Credit Union collecting, using and disclosing the personal information in this document pursuant to the terms of the Coast Capital Savings Privacy Policy (a copy of which is available at any branch or online at *www.coastcapitalsavings.com*)

PR **Agree** (Primary Member's Initials) JR **Agree** (Joint Member's Initial)

SIN Credit Check Acknowledgement

I/We acknowledge that Coast Capital Savings Credit Union is required to use my SIN for income tax purposes. I/We authorize Coast Capital Savings Credit Union to use and disclose my SIN to also (i) obtain, verify, or update my credit information and (ii) administer all of my accounts, as it pertains to relationship management. If this section is not initialed, the Privacy Options form may be required.

PR **Agree** (Primary Member's Initials) JR **Agree** (Joint Member's Initial)

Personal Account Service Agreement

I agree to be bound by the terms and conditions outlined in the Personal Account and Services Agreement which I have read on coastcapitalsavings.com and acknowledge that a copy of this Agreement will be mailed to me after my membership and account have been opened.

PR **Agree** (Primary Member's Initials) JR **Agree** (Joint Member's Initials)

FATCA Self-Certification

In completing this document, you will be asked to certify that you ARE or ARE NOT a U.S. resident or citizen. To assist you in making this determination, you should consider yourself a U.S. citizen if any of the following apply:

- You were born in the U.S. and have not relinquished U.S. Citizenship; or
- You are a naturalized U.S. Citizen; or
- You hold a valid U.S. Passport

Note: A U.S. Citizen is, in all cases, a U.S. person even if that person also resides in Canada or another country.

Are you a United States (U.S.) person for tax purposes? *(A U.S. person includes a U.S. resident or citizen)*

Primary Member
YES — **Provide your U.S. TIN** (Tax Identification Number)
✔ NO — *(Refer to Optional Certification Section below)*

Joint Member
YES — **Provide your U.S. TIN** (Tax Identification Number)
✔ NO

If you answered "NO" **but spend considerable time in the U.S.** vacationing or attending school, you may complete the optional certification:

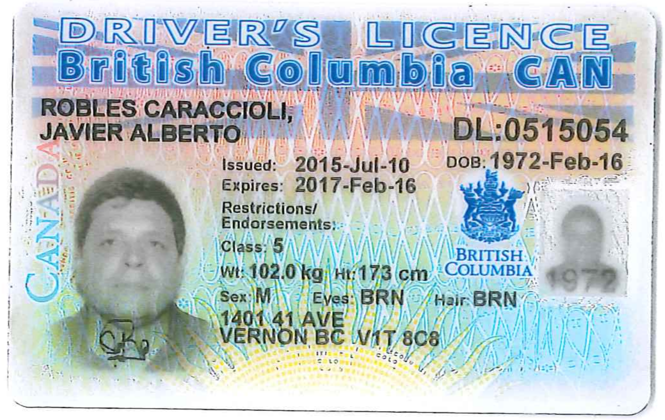
Optional Certification

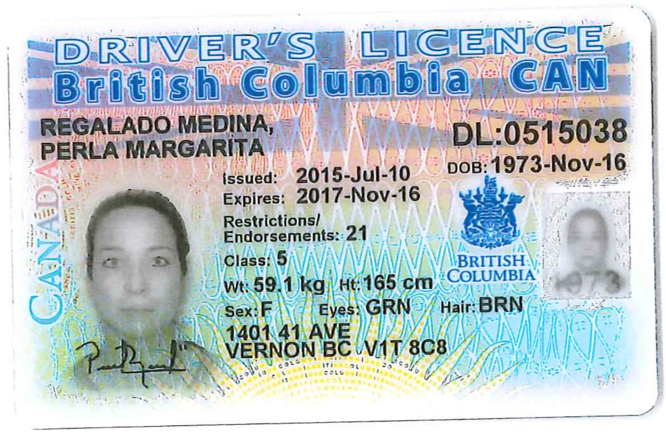
I certify that I am a resident of Canada. I further certify that any U.S. address, telephone number or standing instructions to transfer funds to an account maintained in the U.S. associated with this account only exists or will arise only in the context of temporary visits that I make to the U.S. while I remain a resident of Canada and not, at any time, a resident of the U.S. for tax purposes or a U.S. citizen. I agree to notify Coast Capital Savings if events cause this certification to become false or misleading.

☐ ***Check if making this Declaration*** *(Primary Member)* ☐ ***Check if making this Declaration*** *(Joint Member)*

Signatures

Primary Member:	[signature]	**Dated:**	MAY 4/16
Joint Member:	[signature]	**Dated:**	MAY 6/16
Witness:	[signature]	**Dated:**	MAY 6/16.


DRIVER'S LICENCE
British Columbia CAN
CANADA
ROBLES CARACCIOLI,
JAVIER ALBERTO
DL:0515054
Issued: 2015-Jul-10
Expires: 2017-Feb-16
DOB: 1972-Feb-16
Restrictions/
Endorsements:
Class: 5
Wt: 102.0 kg Ht: 173 cm
Sex: M Eyes: BRN Hair: BRN
1401 41 AVE
VERNON BC V1T 8C8
BRITISH COLUMBIA
1972


DRIVER'S LICENCE
British Columbia CAN
CANADA
REGALADO MEDINA,
PERLA MARGARITA
DL:0515038
Issued: 2015-Jul-10
Expires: 2017-Nov-16
DOB: 1973-Nov-16
Restrictions/
Endorsements: 21
Class: 5
Wt: 59.1 kg Ht: 165 cm
Sex: F Eyes: GRN Hair: BRN
1401 41 AVE
VERNON BC V1T 8C8
BRITISH COLUMBIA
1973