Scotiabank®

To: Eduardo Muraoka Vivian Moretti 2142 Vasile Road, Unit 406 Kelowna, BC V1Y 6H5 **C/O:** Steven Nicholson Origination Mortgage Corp	**From:** Scotiabank 79 Wellington Street West P.O. Box 349 Toronto, ON, M5K 1K7 Phone: (416) 350-7400, (800) 275-5897 Fax: (416) 350-7442, 1-877-396-2236

Application ID: 3168261 **Date Issued:** Aug 12, 2016

Property Address: 2425 Mount Baldy Drive, Unit 32, Kelowna, BC, V1V 1Z3

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

Basic Loan Amount	$400,900.00	**Advance Date**	Oct 27, 2016
Insurance Premium	$14,432.40	**Term**	5 year Closed
Total Loan Amount	$415,332.40	**Amortization**	25 years
Interest Rate	2.59%	**Monthly Payment**	$1,879.22
See Interest Rate Section for more information		(Principal + Interest Only)	
Interest Rate Set Date	Already Set	**Taxes to be paid**	through Scotiabank
Guarantor(s)			

Payment Frequency Options (please indicate your choice):

Payment Frequency Options listed below are for new mortgage(s) only. If none selected, the mortgage payment will be set up as monthly. Payment amount **does not** include tax portion if taxes are to be paid through Scotiabank.

- ☐ $1,879.22 Monthly, First payment date: November 27, 2016
- ☐ $939.61 Bi-Weekly, First payment date: November 10, 2016
- ☐ $939.61 Semi-Monthly, First payment date: November 1, 2016
- ☐ $469.81 Weekly, First payment date: November 3, 2016

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

Rate

We guarantee you our Fixed Annual interest rate(s) and term(s) until December 8, 2016. If this is a blended interest rate, the new reduced or reset interest rate applies to the new term only.

Fixed Annual Interest Rate guarantee of 2.59%

CONDITIONS OF APPROVAL

Offer and Listing

You are to provide a copy of the complete signed and accepted purchase agreement and, if applicable, the Multiple Listing Service (MLS) agreement.

BC Condo - Documentation

For units built in 1999 or earlier, you are to provide the Form B Information Certificate OR Property Disclosure Statement OR 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.

Owner Occupied Property

You must occupy the subject property as your principal residence.

Downpayment - Own Resources

You are to provide us with verification, satisfactory to us, that $21,100.00 for the down payment is available from your own resources. You must provide 90 days of history. If the funds are held in one or more deposit accounts, you must provide the most recent account history for each account. We may ask for additional account history.

INITIAL
VM EM

Income

Verification is to be provided by way of a recent paystub or notification of pay deposit dated no earlier than 60 days before the application date and any one of the following:

- Signed letter on employers letterhead, or
- Two most recent bank statements showing direct payroll deposits, or
- T4 for the most recent tax year, or
- Notice of Assessment with T1 General/ CRA my Account Assessment for the most recent tax year.

Eduardo Muraoka in the amount of $68,729.48
Vivian Moretti in the amount of $40,000.00

Closing Costs

You are to provide verification that you have available from your own resources, in addition to the down payment, 1.50% of the purchase price to cover closing costs.

Branch Signing

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

Financial Reference

You are to provide the documents from one of the following options:
Option 1
Proof of timely payments (no arrears) for the past 12 months from two sources of credit. Acceptable sources include the following:
- Canadian rental payment history confirmed via letter from landlord (must indicate name of tenant, monthly rent, length of tenancy, payment history) and bank statements (supporting the amount of rent and timeliness of payments), and;
- A Canadian utility payment history from an acceptable source such as hydro, gas, telephone, or cable. We require a letter from the service provider confirming a satisfactory payment history for the past 12 months or 12 months billing statements.

Option 2
An International Credit Report (not applicable to U.S. Residents). You are responsible for any costs incurred to obtain the International Credit Report.

Residency Status

You are to provide either of the following as evidence of your status in Canada: -your Canadian Employment Authorization Form – Work Permit (Form # IMM 1442) with an expiry date of 6 months or more from the application date; or -a letter* from your current Canadian employer confirming you are exempt from the requirement to obtain a Canadian Employment Authorization Form - Work Permit (Form # IMM 1442) and the reason for this exemption. *Applicable only to those situations where a Work Permit is not required such as performing artists, athletes, coaches and clergy. You are also required to provide a copy of your passport from your country of origin showing your date of entry into Canada.

Property - Taxes

You are to make tax payments to us with your regular loan payments and we will pay the property taxes when they become due.

MORTGAGE DEFAULT INSURANCE CONDITIONS

Default Insurer - Fees

The approval and mortgage are subject to the requirements of the mortgage default insurer. The mortgage insurance premium of $14,432.40 plus $0.00 for sales tax on the insurance premium will be deducted from the advance.

Canada Guaranty Approved Insurance Number: 0000986515

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.

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.

INITIAL VM | EM

Scotiabank®

Application ID: 3168261	Property: 2425 Mount Baldy Drive, Unit 32, Kelowna, BC, V1V 1Z3	Issued: Aug 12, 2016

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

You may have to pay back immediately all the money you owe us under this mortgage if you sell, transfer, or mortgage the property. Immediate payout may also be required if you default on this mortgage. If we decide immediate payout is not required, all payment obligations remain the same.

Portability

You may be able to port your mortgage, with its rates and terms, and move it to another property. This is called porting a mortgage. Speak to your servicing branch to find out if you can port your mortgage.

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 August 27, 2016.

Yours truly,

Dean Marsland

Broker Relationship Manager, Scotiabank

INITIAL
VM | EM

Scotiabank®

Application ID: 3168261	**Property:** 2425 Mount Baldy Drive, Unit 32, Kelowna, BC, V1V 1Z3	**Issued:** Aug 12, 2016

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 borrower and co-borrower(s) (if applicable) and guarantor(s) (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: 016	Financial Institution Name: HSBC Bank Canada
Transit Number: 10250	Account Number: 048248 - 150
Financial Institution Address: 1950 Cooper Road Kelowna BC V1Y 8K5	

Solicitor/Notary Contact Information

Name: Wes Forgione	Firm Name: Porelli Law
Address: 221 - 3011 Louie Drive, West Kelowna BC V4T 3E3	
Phone: 250.768.0717	Fax: 250.768.5854

Any disclosure statement in connection with the loan you are applying for will be given at the time that you enter into the Personal Credit Agreement.

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 cost of borrowing disclosure documents related to the account(s). All agreements and cost of borrowing disclosures related to the account(s) will be sent to the address of the primary borrower and separate documents will also be sent to each co-borrower at his/her address that appears in our records. This includes the initial disclosure statement and credit agreement, as well as all subsequent periodic statements, agreements, disclosure or other notices related to the account(s).
Alternatively, a co-borrower may consent to all documentation being provided on his/her behalf by providing it only once to the address of the primary borrower. The co-borrower agrees that we may rely on this consent through all subsequent extensions, renewals and amendments related to the account(s), until such time as the co-borrower gives us notice in writing that he/she wishes to change his/her disclosure preference. A co-borrower may change his/her disclosure preference at any time in the future by contacting his/her Scotiabank branch.
If you have consented to all documentation being provided on your behalf by providing it only once to the address of the primary borrower, this is reflected below by checking "Disclosure - No" next to your name.
Each co-borrower acknowledges that he/she has been advised of his/her ability to receive separate disclosure and any checking of "Disclosure - No" next to his/her name below reflects his/her wishes.

The terms and conditions detailed in this mortgage commitment are hereby accepted this 18 day of August, 20 16.

Eduardo Muraoka

Vivian Moretti

Receive Notices
☐ No

INITIAL VM EM

FIXED 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) 808-6104

Broker: Steve Nicholson, Origination Mortgage Corp.

Borrower: Eduardo Muraoka, Vivian Moretti

Property: 32-2425 Mount Baldy Drive Kelowna, British Columbia V1V 1Z3

Effective Date of Disclosure Statement: August 12, 2016

Mortgage Terms and Details

1 The interest rate on the mortgage is: Fixed

2 The initial annual interest rate is: 2.590 %
and the compounding period is: Semi Annually

3 Total mortgage amount: $ 415,332.40

4 The total interest paid: $ 49,666.53

5 The Total Cost of Credit (Calculation details are in 'Cost of Credit Details' section): $ 49,666.53

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: October 27, 2021

(e) Payments in the amount of $ 1,858.48 are to be made by the Borrower as follows:
Monthly (timing) commencing November 27, 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: October 27, 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

INITIAL
VM | CM

Cost of Credit Details

10 Total Mortgage Amount: $ 415,332.40

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): $ 14,432.40

Total deducted from mortgage amount: $ 14,432.40

Total amount from lender: $ 400,900.00

12 Value Received by the borrower for proceeding with the transaction

(a) Total from Lender less deductions: $ 400,900.00

(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): $ 14,432.40

(g) Other Value Received:

(i) ____ $

(ii) ____ $

(iii) ____ $

Total Value Received by the borrower: $ 415,332.40

13 Value Given by the borrower for proceeding with the transaction

(a) Commencing November 27, 2016, 60 Monthly payments of $ 1,858.48 will be paid by the borrower.

Total Payments: $ 111,508.80

(b) Remaining mortgage balance on maturity date: $ 353,490.13

(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: $ 464,998.93

14 Cost of Credit (Value Given Less Value Received): $ 49,666.53

15 The Annual Percentage Rate[1] (APR) is: 2.590 %

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.

INITIAL VH CM

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) ____ ____

INITIAL JM KM

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.

Ellison Christensen

Signature of Lender or Broker

I, Eduardo + Vivian of Kelowna BC

(Name) (Address)

the Borrower in this Mortgage, acknowledge receipt of the above Disclosure Statement which I received on the 18 day of August year 2016

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

INITIAL VM | EM

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.

Eduardo Muraoka, Vivian Moretti
Name of Borrower(s):

Scotiabank / Banque Scotia
Name of Lender:

Origination Mortgage Corp.	(250) 212-2010
Name of Mortgage Broker:	*Telephone:*
Steve Nicholson	Oct 27, 2016
Name of Submortgage Broker:	*Date of transaction:*

32-2425 Mount Baldy Drive Kelowna, British Columbia V1V 1Z3
Civic address of property to be mortgaged:

Row Housing PID 023-449-187
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): Eduardo Muraoka & Vivian Moretti
- [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: Eduardo Muraoka & Vivian Moretti
  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.

INITIAL VM

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 for receiving a referral or
(Name)
recommendation relating to the transaction.

INITIAL
VM | EY

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)*

Ellison Christensen — 2016,08,12

Signature of Mortgage Broker or Authorized Representative — *Date Signed (YYYY,MM,DD)*

ACKNOWLEDGEMENT OF RECEIPT

Signature	Name (Please Print)	Date Signed (YYYY,MM,DD)
	VIVIAN MORETTI	2016,08,12
	EDUARDO MURAOKA	2016,08,12

INITIAL VM