



MORTGAGE OF LAND
LAND TITLES ACT

MORTGAGOR(S): ☐ Joint Tenants ☐ Tenants in Common ☐ Fee Simple Title
(attach additional page(s) if space insufficient) ☐ Leasehold Title

Name: _____

Address: _____
(as on title)

Name: _____

Address: _____
(as on title)

MORTGAGEE: THE BANK OF NOVA SCOTIA

TERM OF MORTGAGE: PAYABLE IN FULL ON DEMAND

PRINCIPAL SUM SECURED UP TO A MAXIMUM OF: \$ _____.

LAND DESCRIPTION:

Legal Description: (attach page(s) if space insufficient)

INTEREST:

Interest on the outstanding principal sum is payable at the variable prime lending rate of The Bank of Nova Scotia for Canadian dollar loans announced from time to time, plus 10 % per year, calculated on a daily basis and payable monthly, following demand, default and/or judgement with interest calculated and payable on overdue interest.

HIGH RATIO MORTGAGES

This mortgage is a high ratio mortgage to which sections 43(4.1) and (4.2) and 44(4.1) and (4.2) of the *Law of Property Act* apply. You and anyone who, expressly or impliedly, assumes this mortgage from you, could be sued for any obligations under this mortgage if there is a default by you or by a person who assumes this mortgage.

- ☐ The above provision is applicable to this mortgage.
- ☐ The above provision is not applicable to this mortgage.

STANDARD MORTGAGE TERMS:

- (a) The Mortgagor(s) acknowledge(s) and agree(s) that the Mortgage consists of those terms and is subject to the terms contained in The Bank of Nova Scotia standard form mortgage that was filed with the Registrar under the Land Title Act in Alberta as # 151039292 as varied by any deletions from, or amendments or additions to, such terms as may be specified below.
- (b) The Mortgagor(s) understand(s) the nature of the statement made in (a) above.
- (c) The Mortgagor(s) acknowledge(s) receipt of The Bank of Nova Scotia standard form mortgage containing the mortgage terms referred to in (a).
- (d) The following are any deletions from and any amendments or additions to The Bank of Nova Scotia standard form mortgage containing the mortgage terms referred to in (a) above. Subsidiaries of The Bank of Nova Scotia may enter into loan agreements with you, such as term loans, lines of credit or overdraft agreements. When such subsidiaries enter into these loan agreements with you, they do so as our agent. These loan agreements are Agreements and all of your debts and liabilities, present or future, absolute or contingent, matured or not, at any time owing to us or remaining unpaid by you to us under these loan agreements will form part of the Obligations Secured.

- (attach page(s) if space insufficient)
- (state “none” if there are no deletions, amendments or additions)

MORTGAGOR(S) COVENANTS

- (i) The Mortgagor(s) acknowledge that he/she/they is/are the registered owner(s) in fee simple of the land being mortgaged.
- (ii) The Mortgagor(s) acknowledge that he/she/they is/are, by signing this Mortgage, mortgaging all of his/her/their estate and interest in the land to The Bank of Nova Scotia for the purposes of securing payment of the principal sum secured, interest and all other amounts or sums secured by this Mortgage.

Dated: _____, in the _____ of _____,

in the Province of _____.

WITNESS (for individual Mortgagor only) MORTGAGOR

CONSENT OF SPOUSE

I, _____, being married to the above-named _____, do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by the Dower Act, to the extent necessary to give effect to the said disposition.

X

Witness

X

Spouse of Mortgagor

CERTIFICATE OF ACKNOWLEDGMENT OF SPOUSE

1. This mortgage was acknowledged before me by _____ apart from her husband (or his wife).
2. _____ acknowledged to me that she (or he):

(a) is aware of the nature of the disposition;

(b) is aware that the Dower Act gives her (or him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;

(c) consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (or him) by the Dower Act, to the extent necessary to give effect to the said disposition;

(d) is executing the document freely and voluntarily without any compulsion on the part of her husband (or his wife).

DATED at _____ in _____
this _____ day of _____, _____.

*A Commissioner for Oaths/A Notary Public in and for

**Where certificate is given outside Alberta, it must be given before a notary public in and for the place where given and he/she must impress his/her official seal here.*

AFFIDAVIT OF BORROWER

I, _____,
of the _____ of _____
in the _____ of _____,

(Occupation)

MAKE OATH AND SAY:

1. I am the mortgagor named in the within mortgage.
2. I am not married.
or
Neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

SWORN before me _____)
at the _____ of _____)
in the _____ of _____)
this _____ day of _____, _____.)

* A Commissioner, etc./A Notary Public in and for

** Where affidavit is sworn outside Alberta, it must be sworn before a notary public in and for the place where sworn and he/she must impress his/her official seal here.*

AFFIDAVIT OF WITNESS

I, _____,
of the _____ of _____
in the _____ of _____,

(Occupation)

MAKE OATH AND SAY:

1. I was personally present and did see _____

named in the within mortgage who is (are) personally known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein;

OR

2. I was personally present and did see _____
who, on the basis of identification provided to me, I believe to be the person(s) named in the within instrument, duly sign the instrument.

3. The mortgage was executed at the _____ of _____
in the _____ of _____ and that I am the subscribing witness thereto.

4. I believe the person(s) whose signature I witnessed is/are at least eighteen (18) years of age.

SWORN before me _____)
at the _____ of _____)
in the _____ of _____)
this _____ day of _____, _____.)

* A Commissioner, etc./A Notary Public in and for

** Where affidavit is sworn outside Alberta, it must be sworn before a notary public in and for the place where sworn and he/she must impress his/her official seal here.*



LAND TITLES ACT

**SET OF STANDARD MORTGAGE TERMS
ALBERTA LAND REGISTRATION # 151039292**

1. Definitions

Charge means the Mortgage of Land, any schedule attached to it and this set of Standard Mortgage Terms; **you** and **your** mean each and every person who has signed or is bound by the Mortgage as Mortgagor; **we**, **our** and **us** mean the lender indicated on the Mortgage of Land, the Mortgagee including its successors and assigns and, as appropriate any of its subsidiaries. The lender may act as an agent for its subsidiaries and any of its subsidiaries may act for the lender as agent. Dealing with any subsidiary is the same as dealing with the lender; **Property** means the property described under the heading **Land Description** on the Mortgage of Land or any schedule attached to it and anything else included under the heading **Description of Property** covered below; **Obligations Secured** means all debts and liabilities described under the heading **Obligations Secured**. **Agreements** means all of the contracts, agreements, Companion Booklets (as amended or replaced), promissory notes, bills, notices or other documents which govern or relate to the Obligations Secured and all renewals, replacements and substitutions of them. **Costs and Servicing Fees** means all costs and servicing fees referred to in the Agreements including costs and servicing fees under the headings **Costs and Servicing Fees** and **Additional Costs and Servicing Fees** covered below. The Charge is made pursuant to the Land Titles Act. If this is a high ratio insured mortgage it may be made pursuant to the National Housing Act and it is governed by the **Law of Property Act**.

2. Description of property covered

Any buildings now or later on the Property and any other property, including but not limited to kitchen appliances, furnaces, and hot water tanks, that is at any time placed upon, attached to or fixed to the land, including additions, alterations and improvements to the buildings are covered by this Charge as well as any rents or leases in relation to the Property.

With respect to condominiums it shall include any titled parking and storage units and any exclusive use common property.

3. Obligations Secured

The Obligations Secured by this Charge are all debts and liabilities, present or future, absolute or contingent, matured or not, at any time owing by you to us or remaining unpaid by you to us, either arising from dealings between you and us or from any other dealings or proceedings by which we may be or become in any manner whatever your creditor, and wherever incurred and whether incurred by you alone or with another or others and whether as principal or surety and are to be considered a revolving line of credit up to the maximum principal sum specified on the Mortgage of Land.

In addition, Obligations Secured shall also include all Costs and Servicing Fees, Additional Costs and Servicing Fees, and all interest, including compound interest, accruing on the Obligations Secured from time to time and shall be secured by this Charge and be payable in addition to the maximum principal sum specified in the Mortgage of Land.

You agree to perform each and all of your obligations in accordance with the Agreements, including payment of all amounts secured by the Charge from time to time. You agree that all payments that you make to us or that we ask you to make will be made in full without any set off, abatement, counterclaim, deductions or withholdings whatsoever. You agree that you do not have a right to cancel, offset or reduce any payment or debt by any amount we owe you.

4. What the Charge does

By signing the Mortgage of Land, you charge your entire interest in the Property to us, and to anyone to whom the Charge is transferred in any way, as security for the payment to us, on demand, of the Obligations Secured. The preceding sentence does not include the final day of any lease. The Charge secures a current or running account and is to be considered a revolving line of credit. The Charge is not satisfied or discharged by any intermediate payment of all or part of the Obligations Secured but remains a continuing security for payment of the Obligations Secured, notwithstanding any change in the amount, nature or form of the Obligations Secured or any renewal, extension, amendment or replacement of the Agreements.

Our mortgage upon your interest in the Property subject to the Charge will end when:

- (i) You have repaid the Obligations Secured including all amounts to which we may become entitled under the Charge, and
- (ii) You have done everything else you have promised to do in the Agreements and the Charge, and
- (iii) We have signed and delivered to you a Discharge of the Charge.

You may remain in possession of the Property in accordance with the Charge but we may take any steps necessary to protect the Property mortgaged to us and you agree that we may on your behalf execute and /or register any documents necessary to give effect to the Charge. This includes, but is not limited to, rectifying clerical errors.

5. No obligation to advance

We have no obligation to advance the maximum principal sum specified in the Mortgage of Land, for any reason, even though the Charge is prepared, signed or registered, and whether or not any amounts have already been advanced. However, by signing the Mortgage of Land you charge all of your estate and interest in the Property to us. You will reimburse us, on demand, for all of our Costs and Servicing Fees incurred in investigating the title to the Property and preparing and registering the Charge.

6. Your title to the Property

As owner of the Property, you certify that, as of the date of this Charge and at each subsequent advance of the Obligations Secured:

- (i) You are the lawful owner of the Property;
- (ii) You have the right to grant us the Charge;
- (iii) There are no encumbrances on the title to the Property other than those disclosed on the registered title to the Property; and
- (iv) There are no limitations or restrictions on your title to the Property except building by-laws, zoning regulations and registered restrictions which have been complied with.

If you are a tenant of the Property, you certify that, as of the date of the Charge and at each subsequent advance of the Obligations Secured:

- (i) The Property is leased to you or your legal or personal representatives under a lease, a copy of which you have provided to us;
- (ii) The lease is a binding and existing lease and all information you have provided to us concerning it is true;
- (iii) All rents payable and other amounts due under the lease have been paid to the date you sign the Charge;
- (iv) You have permission or the right to assign and mortgage or charge the lease; and
- (v) Except as expressed in the lease, there are no limitations, restrictions or encumbrances on your interest under the lease other than building by-laws, zoning regulations and registered restrictions which have been complied with.

You promise not to do anything that will interfere with our charge upon your interest in the Property and you agree to sign any documents which we think are necessary to charge to us your interest in the Property.

If we agree in writing that the Charge is not a first charge on the Property, you agree not to increase the principal amount owing under any prior charge or to re-borrow any amount repaid under a prior charge without our written approval unless the prior charge is held by us. We may withhold our approval for any reason. You promise not to default under any prior charge. You consent to us giving notice to the holder of any prior charge on the Property of the existence of this Charge and of all the terms of this Charge, including but not limited to the Obligations Secured and to obtain from the holder of any prior charge any information we deem necessary, including the obligations secured by any prior charge. You also hereby provide us with your authority and consent to contact the holder of any prior charge and instruct them to not advance any additional funds.

You agree not to further mortgage, charge, hypothecate or encumber the Property without our prior written consent.

7. Your Responsibilities

Your failure to comply with any one or more of the following responsibilities shall, at our option, be considered a default(s) under this Charge:

(i) Payment

- (a) You agree to pay us the Obligations Secured, and to comply with all of your other obligations under this Charge and under all Agreements.

(ii) Insurance

- (a) You will insure without delay, and keep insured, in our favour and until the Charge is discharged, all buildings, improvements and other property (as set out in the definition of Property above), covered by the Charge (including those which will be built in the future both during construction and afterwards) ("the Buildings") against loss or damage by fire and other perils usually covered by a standard extended coverage insurance policy and against any other perils we request. Such insurance must be provided by a company approved by us for the full replacement cost of the Buildings (the maximum amount for which the Buildings can be insured) in Canadian dollars. Your policy must be in form satisfactory to us and must include extended perils coverage and the Canadian standard mortgage clause satisfactory to us stating that loss under the policy is payable to us. You shall, at our request, transfer to us all insurance policies and receipts you have on the Buildings and any proceeds from that insurance. Co-insurance is not permitted.

In our opinion, if you do not comply with this section before your insurance expires or is terminated, and if you do not:

- maintain insurance on the Buildings;
- deliver a copy of any insurance policy and/or receipt of payment to us within five (5) calendar days after we make a request; or
- provide us with evidence, of any renewal or replacement of the insurance or insurance broker, at least thirty (30) days before your insurance expires or is terminated;
- provide us with a policy that contains an assurance by the insurer to notify the Bank in writing not less than thirty (30) days prior to any material change, cancellation, failure to renew or termination of any policy;

we can, but are not obliged to insure any of the Property or Buildings.

- (b) We may take out insurance under an individual policy or the Property may be insured under a blanket insurance policy issued to us. If we take out such insurance we will insure the Property only for the amount owing under the Obligations Secured. You will pay our Costs and Servicing Fees immediately.

Also, if the insurance you obtain is not acceptable to us in our reasonable estimation, we can require you to replace it with insurance which is acceptable. If the Property includes a condominium unit you will seek to ensure the full compliance by the condominium corporation with its duties and obligations under the Condominium Act and the Declaration and By-Laws of the condominium corporation.

- (c) If the Property is a condominium unit you will ensure that the Condominium Corporation will at all times comply with the terms of all insurance policies, the insurance provisions of the Declaration and any insurance trust agreement. You will also ensure that the insurance taken out by the Condominium Corporation complies with the obligations of this section. You will ensure that the Condominium Corporation assigns and delivers to us certificates of insurance or, if required by us, certified copies of each insurance policy, as soon as possible after placing the required insurance.

In addition to the insurance which the corporation must obtain, you must:

- i) Insure your condominium unit;
- ii) Insure all improvements which you or previous owners have made to your unit;
- ii) Insure your common or other interest in the Buildings (whether presently existing or built in the future, both during construction and afterwards) which are part of the condominium Property or assets of the corporation, if the corporation fails to insure the Buildings or assets as required or if we require you to do so;
- iv) Assign your insurance policies to us and (as far as permitted by law) your interest in the policies held by the corporation.
- (d) Insurance proceeds may, to the extent permitted by law, in whole or in part and, at our sole discretion, be applied to rebuild or repair the damaged Buildings or paid to you or paid to any other person who owns or did own the Property, (as established by the registered title) or applied, to reduce any part of the Obligations Secured, whether due or not yet due.

- (e) You will not commit any acts or omissions that may jeopardize insurance coverage for the Property without our prior written consent, including but not limited to failing to comply with any insurance policy's vacancy and occupancy provisions. If you are in default under the Charge and if we post a notice on the Property requesting you contact us and you fail to do so within five (5) calendar days following posting of the notice you agree that this constitutes conclusive evidence that you have left the Property unoccupied and we shall be at liberty to enter or take possession of the Property at our option and if we do enter or take possession, that we are not a mortgagee in possession.
- (f) All policies of insurance must show any loss payable (i) to us, (ii) to a trustee approved in writing by us pursuant to an insurance trust agreement approved by us or (iii) to both (if the Property is a condominium unit). The terms of any insurance trust agreements, once approved in writing by us, may not be altered without our further written approval.
- (g) The Charge also charges all insurance proceeds as security for the Obligations Secured. If the Property is a condominium unit, the Charge also charges your interest in the insurance trust and any insurance proceeds relating to the Property held by the trustee.
- (h) If there is any loss or damage, you must furnish at your own expense all necessary proofs of claims and do all necessary acts to enable us to obtain payment of the insurance proceeds. Production of the Charge will be sufficient authority for the insurer to pay any loss to us.
- (i) You will, immediately, pay our Costs and Servicing Fees related to and with respect to insurance, including investigating any insurance matters, administering insurance cancellations, paying insurance premiums, dealing with insurance claims or taking out any insurance under an individual or blanket insurance policy issued to us.

(iii) Taxes

- (a) You will make tax payments to us in accordance with this section on account of the Property taxes payable on your Property so that we may pay the taxes when they become due.
- (b) We can deduct from any advance of the Obligations Secured enough money to pay all taxes due which have not been paid.
- (c) The tax payments will be made on the same dates that your scheduled loan payments are to be paid to us. Your tax installments will consist of the estimated annual taxes divided by the number of scheduled loan payments you are required to make annually. We may change the amount of the tax payments you make and the frequency of the tax installments from time to time to reflect changes in the annual taxes on your Property or to reflect an amount that exceeds our estimate of your taxes.
- (d) The tax payments should enable us to pay all taxes on or before the annual due date for the taxes. If your taxes are payable in installments, the tax payments should enable us to pay each and every installment of taxes on your Property on or before the date on which the final installment is due.
- (e) If, however, the annual due date or the final installment date for the payment of your taxes is less than one year from the Interest Adjustment Date, you will pay us equal tax payments during that period and during the next 12 months. These equal tax payments will be based on our estimate of the total taxes payable for both periods so that we will receive enough money from you to pay all taxes for both of those periods.
- (f) You will send us immediately upon their receipt, all assessment notices, tax bills or tax notices which you receive.
- (g) We may estimate your Property taxes for the year. We may revise the estimate from time to time. You will pay to us on demand any amount by which the actual taxes on your Property exceed our estimate of your taxes or exceed the amount we have accumulated to pay your taxes and failure to do so may result in additional charges fees, or penalties from the taxing authority. Or, at our option, we may increase the tax payment to cover this amount.
- (h) We will pay your taxes from the tax payments we receive from you as long as you are not in default under this Charge. We are not obliged to make tax payments on the due dates or more often than once a year. If you have not paid us enough for taxes, we may still pay the taxes. This will create a debit balance in your tax account. Any debit balance is immediately payable by you. Until paid, any debit balance will be added to the Obligations Secured and will be a charge against your Property. We are under no obligation to advise you that a debit balance has been created.
- (i) We will pay you interest on any credit balance in your tax account. The interest we pay will not be less than that paid by us on savings-chequing accounts with the same credit balance. We will charge you interest on the debit balance in your tax account at the interest rate as advised by us to you until the debit balance is paid to us in full.
- (j) We may apply the money in your tax account towards payment of any amount you owe in connection with your Charge that you fail to pay us when it is due.
- (k) We may agree not to require you to make property tax payments through us. If this is the case, you agree to pay all taxes directly to the taxing authority when due and to provide us with a copy of a receipt or other acceptable evidence of payment within thirty (30) days after the due date. We may also verify payment of property taxes directly with the taxing authority. Despite our agreeing not to require you to make property tax payments through us, we can, on notice, at any time, require you to make tax payments to us in accordance with this section on account of the property taxes payable on your Property so that we may pay the taxes when they become due. You agree to execute all necessary documentation required by us.
- (l) Whether the taxes are paid through us or by you, you will, immediately, pay our Costs and Servicing Fees related to and with respect to taxes, including collecting money for and paying your property taxes, including amounts charged by the taxing authority for providing information about your property taxes, for sending us your property tax invoices or for accepting property tax payments from us on your behalf. If we add these amounts to your tax account, interest will be charged at the interest rate as advised by us to you until they are repaid. If you do not have a tax account we may add these amounts to your Obligations Secured and interest will be charged at the interest rate as advised by us to you until they are repaid.

(iv) Other charges

You agree to pay all taxes, charges, mortgages, liens, contributions, levies, assessments, claims and other encumbrances on the Property when they are due. If you do not pay any of these amounts when they are due, we can pay them. We can also, without prior notice to you, pay off any liens, claims, contributions, levies, assessments, claims or encumbrances against your Property which we consider to have priority over the Charge. If your obligation under the Charge is to comply with an obligation to another person, and the other person claims that you haven't complied, we can do what we choose to comply as if this claim is valid and even if you dispute it. We are entitled to rely on any statement we receive for the purpose of making any payment required to protect our interest in your Property and will not be required to undertake any further investigation. These statements will be considered conclusive evidence of the amount owing.

If we pay on your behalf any taxes, charges, mortgages, liens, claims, or other encumbrances or any contributions, levies, and assessments, you will pay our Costs and Servicing Fees immediately.

You will also pay immediately all our Costs and Servicing Fees related to collecting any payments not received from you when due.

(v) Keeping the Property in good condition

You agree to keep the Property in good condition and to make any repairs that are needed. You also agree that you will not commit any act of waste on the Property or let anyone else commit any act of waste on the Property. You also agree not to do anything, or let anyone else do anything, that lowers the value of the Property or negatively affects the marketability of the Property. We can inspect the Property at any reasonable time, and charge the Costs and Servicing Fees of any inspections to you.

If you do not keep the Property in good condition, if you or anyone else commits an act of waste on the Property or if you or anyone else does anything that lowers the value of the Property or negatively affects the marketability of the Property, or fail to comply with this section, we can, without limiting the availability of any other remedies available to us, make any repairs which we consider necessary and charge our Costs and Servicing Fees related to any such repairs to you. You will pay our Costs and Servicing Fees immediately.

Despite whether you did or did not obtain the governmental approvals that apply to the Property you will not make any alterations, additions, improvements, changes, tear down, construct, renovate or add to the Property without our prior written consent. In either case, we may withhold our consent in our sole discretion.

You or any party using the Property with your permission will not use the Property for any business purposes without our consent.

You or any party using the Property with your permission may not use the Property for illegal purposes or illegal substances.

You will not use the Property to cultivate or store marijuana.

(vi) If you are a tenant of the Property

(a) You promise:

- to pay the rents and other amounts due under the lease as they fall due;
- to comply with all of the other terms of the lease and not to do anything that would cause the lease to be terminated;
- not to surrender the lease;
- not to make any change in the lease without first obtaining our written consent;
- to give us a true copy of any notice or request you receive concerning the lease; and
- to notify us immediately if your landlord advises you of early termination or takes any steps to effect early termination of the lease.

We shall have the right to cure any default by you under the lease but are not required to do so. If we cure any default under the lease, you will pay to us all costs we incur. These costs shall be payable to us immediately, shall bear interest as provided in the Agreements and shall form part of the Obligations Secured.

(vii) Payments of Costs and Servicing Fees:

(a) You will pay our Costs and Servicing Fees immediately.

8. Applying your payment

We may allocate your payments to any loan under any agreement both before and after default at our sole discretion.

9. Prepayment

Your right to prepay, if any, the principal sum will be set out in the Agreements.

If there is a default under the Charge and/or the Agreements and the entire balance of the Obligations Secured is accelerated and becomes immediately due and payable prior to the maturity date, you shall pay us, in addition to the full balance of the Obligations Secured, a bonus equal to three (3) months of interest on the mortgage loan amounts, at the rate of interest set out in the Agreements. The said bonus shall be payable notwithstanding any enforcement action already taken by us and we shall have no obligation to discharge the Charge until such payment is made.

Where a default under the Charge and/or the Agreements continues to or is made after the maturity date, you shall still pay us, in addition to the full balance of the amount owing on the Obligations Secured, a bonus equal to three (3) months of interest on the mortgage loan amounts, at the rate of interest set out in the Agreements, and we shall have no obligation to discharge the Charge until such payment is made, notwithstanding any enforcement action already taken by us. In the event your Property is sold by us, we shall be entitled to recover the bonus of three (3) months of interest on the mortgage loan amounts from the proceeds of any sale of your Property or other proceedings for enforcement of the Charge and/or the Agreements, even if the sale of your Property occurs after the maturity date. Nothing herein shall be deemed to affect or in any way limit our rights to recover by action or otherwise the Obligations Secured upon default or maturity.

10. Building Mortgages

The word improvement includes any construction, installation, alteration, addition, repair or demolition. If any portion of the Obligations Secured is to finance an improvement, you must so inform us in writing immediately and before any advances of such portion of the Obligations Secured. You must also provide us immediately with copies of all contracts and subcontracts relating to the improvement and any amendments to them. You agree that any improvement shall be made only according to contracts, plans and specifications approved in writing by us in advance and obtain our written consent. If we consent, you must complete all such Buildings or improvements as quickly as possible and provide us with proof of payment of all contracts from time to time as we require. You must complete all such buildings or improvements as quickly as possible and provide us with proof of payment of all contracts from time to time as we require. If you do not complete the construction, we may do so and our expenses will form a part of the Obligations Secured and will bear interest at the interest rate provided for in the Agreements. You will pay us these expenses immediately. We will make advances (part payments of the principal sum) to you based on the progress of the improvement, until either completion and occupation or sale of the Property. We will determine whether or not any advances will be made, when they will be made and in what amount. Whatever the purpose of the Charge may be, we may in our sole and absolute discretion hold back funds from advances until we are satisfied that you have complied with the holdback provisions of the Builders' Lien Act as amended or re-enacted. You authorize us to provide information about the Charge to any person claiming a builders' lien on the Property.

We do not assume any responsibility for the construction of any Buildings on your Property or the completion of any improvements to your Property or for any contractual terms or arrangements made between you and the builder or any contractors/subcontractors or any contracts entered into by the builder including, without limitation, any new home warranty coverage.

Costs and Servicing Fees relating to inspections, appraisals and other external experts which we require are your responsibility and may be deducted from advances. We may, in our discretion, hold back sufficient funds to meet provincial lien holdback requirements and/or require our solicitor to do so until the applicable lien filing period has expired.

11. Transfer of leases and rents

As additional and separate security for the Obligations Secured, you assign to us all existing and future rents and leases relating to the Property. In particular you transfer and assign to us as security:

- (i) All leases, lease agreements and their renewals;
- (ii) All rents and other money payable under the terms of all such leases and agreements. However, we may allow you to receive the rents so long as there is no default by you in making your payments to us or in complying with your other obligations to us under the Charge; and
- (iii) All of your rights under such leases and agreements.

In addition you confirm that:

- (i) You must obtain our prior written consent for any future leases of the Property or for the renewal of any lease (other than a renewal provided for in any lease);
- (ii) if you default under the Charge, we have the right to take possession of the Property, inspect, collect rents or manage the Property;
- (iii) We are not obliged to collect any rent or other income from the Property nor to comply with any term of any lease or agreement. If we choose to exercise any of our rights with respect to the rents, then our rights in the rents will take priority over all other parties claiming an interest in the rents; and
- (iv) Nothing we do under this paragraph shall make us a mortgagee in possession of the Property.

12. Appointing a Receiver to Receive Income

If you default in making any regular loan payment or any other payment which you have agreed to make to us, or in complying with any of your obligations under any Agreement or the Charge, we can, in writing, appoint a receiver (which includes a receiver and manager) to collect any income from the Property. We can also, in writing, appoint a new receiver in place of any receiver appointed by us. The receiver is considered to be your agent and not ours and his defaults are considered to be solely your defaults.

The receiver has the right to:

- (i) Use any available remedy (taken in your name or our name) to collect the income from the Property;
- (ii) Take possession of the Property or part of it;
- (iii) Manage the Property, maintain it in good condition and complete any construction or improvements if applicable; and
- (iv) Lease the Property on whatever terms considered appropriate.

From the income collected from your Property, or the proceeds of sale of your Property, the receiver may:

- (i) Retain a commission of 5% of the total money received or any higher rate permitted by a judge or other authorized official.
- (ii) Retain enough money to pay disbursements spent on collecting the income.
- (iii) Pay all taxes, fire insurance premiums, expenses of keeping the Property in good condition or completing any construction or improvements, interest on those payments and all charges that have priority over the Charge and interest on those charges.
- (iv) Pay us all interest that is due and payable under the Obligations Secured and then, at our option, pay us all or part of the
- (v) Obligations Secured, whether due or not yet due.

Nothing done by the receiver puts us in possession of the Property or makes us accountable for any money except for money actually received by us.

13. Protecting our Security and Inspections

We (including, in this section, the mortgage insurer, if the Charge is insured) may inspect the Property and the Buildings on it when we consider it appropriate. We may do this for any purpose but particularly to conduct environmental testing, site assessments, appraisals, occupancy checks, investigations or studies which we consider appropriate. You will pay our Costs and Servicing Fees immediately. If we do the things permitted under this section or any other provisions, we will not be considered to be in possession, management or control of the Property. This also applies to our agents.

In all cases, you will protect and indemnify us against all actions, claims, lawsuits, expenses, costs, or other demands relating to marijuana, hazardous substances or illegal substances on your Property, and any breach of your obligations under this section.

You agree that you have made reasonable investigations and enquiries and that no part of your Property now contains, nor has it ever contained, and agree that it will never contain in the future, marijuana, hazardous or illegal substances, or be used for an illegal purpose.

If marijuana, hazardous or illegal substances are found on your Property, regardless of the source or cause, you must, with our prior written consent, immediately carry out all work required to remove the marijuana, hazardous or illegal substances from your Property and repair the damage to your Property. The plans and proposals for doing the work and repairs must have been prepared in consultation with us and have been approved, in writing, by us in advance. When work is completed, you must provide us with confirmation in writing that the work is completed. This confirmation must be in a form acceptable to us. You are responsible for all of the Costs and Servicing Fees associated with this work, including providing evidence that the work has been completed.

If we do not consent to your repairing the damage, or if you fail to meet one or more of your obligations under this section you agree that we may do all or any part of the work we feel is appropriate. However, we are not obliged to do so. If we do, you will be responsible for all of the Costs and Servicing Fees associated with this.

Hazardous substances may only be permitted on the Property if they are used strictly in accordance with any applicable laws and regulations.

14. Securitization

We may, at our option, sell or deposit all or any part of the Obligations Secured, any Agreement or this Charge to one or more third party(ies) without notice to you or your consent. If we do so, you agree that this Charge shall continue to secure all Obligations Secured, including all amounts owing under any Obligations Secured or Agreement that has been so sold, or assigned or deposited and all Obligations Secured that arise under any Agreement after such sale, assignment or deposit. This Charge and any Obligations Secured or Agreement once sold, assigned or deposited may be repurchased by us, whether or not in default.

15. Immediate Payment

You will immediately, at our option, pay to us all of the Obligations Secured if any part of the Obligations Secured is not paid when it is due, or if you fail to comply with any of your obligations under the Charge or under any Agreement.

16. Delay in Enforcement

- (a) We can delay enforcing any of our rights under the Charge or the Obligations Secured without losing those rights, and we can release others from their obligations under the Charge or any of the Obligations Secured without releasing you.
- (b) No delay or extension of time granted by us to you or any other person in exercising the enforcement of any of our rights under the Charge and Agreements, nor any Agreement referred to in the Amendments section shall affect our rights to:
 - i) Receive all payments you are obliged to make to us, when they are due and payable.
 - ii) Demand that you repay the Obligations Secured and all interest which is due and payable, on any default by you.
 - iii) Have you comply with all of your obligations to us under the Charge and Agreements.
- iv) Have any other person comply with the obligations that person has to us under the Charge and Agreements.
- (c) In some cases, we may not enforce our rights on a particular default. However, by doing so, we are not forgiving any existing default or any other defaults in the future.
- (d) In addition, if in these standard charge terms we reserve the right to make a payment or do something on your behalf, we may do so but are not obliged to do so.
- (e) Pursuant to the provisions of Section 7(1) of the Limitations Act, R.S.A. 2000, ch. L-12 as it may be amended or such legislation as may be substituted for it, you agree that the limitation period under that legislation respecting this Charge is hereby extended for a period of 10 years from the date of this Agreement.

17. Enforcing our Rights

- (a) If you do not repay the Obligations Secured after we have demanded payment of them or if you fail to comply with any of your obligations under the Charge or Agreements or, if you have not corrected any other default under the Charge or Agreements we can take immediate possession of your Property. In addition, we may enforce any one or more of the following remedies in any order:
 - i) Sue you – We may take such action as is necessary to obtain payment of the Obligations Secured.
 - ii) Sue you – We may pursue you personally in a claim for damages for any resulting decrease in the value of our security.
 - iii) Foreclose – We may commence court proceedings to foreclose your right, title and equity of redemption to all or part of the Property. If we obtain a final order of foreclosure, your Property will by law become our Property. We may also ask the court to order the sale of the Property. If the court makes such an order, it will supervise the sale proceedings. The net proceeds of the sale will be applied to reduce the Obligations Secured. Any balance remaining after all claims have been satisfied will be paid in accordance with the law. If the amount we receive from the sale of the Property is less than the Obligations Secured, you must pay us the difference.

If you default in any obligation under the Charge and Agreements (including any default referred to in this section), we can enforce our rights and we can enter on the Property at any time, without the permission of any person, and make all arrangements that we consider advisable to:

- — Inspect, lease, collect rents or manage the Property;
- — Repair or put in order any Building on the Property; or
- — Complete the construction of any Building on the Property.

We can also take whatever action is necessary to take possession, recover and keep possession of the Property.

You will not interfere with our possession of the Property (if we go into possession of the Property in enforcing our rights) nor with the possession of anyone to whom the Property is sold or leased.

You agree not to make any claims concerning the Property against anyone who buys it or leases it from us, or anyone who buys or leases the Property after that time. If you do have any claims concerning the Property, you agree to make them only against us and only for money damages.

If we obtain, a court order or judgement (“Judgement”) against you for your failure to comply with any of your obligations to us under any of the Agreements or the Charge, the Judgement will not result in a merger of the terms of the Judgement with our other remedies or rights to enforce your other obligations under the Charge or the Agreements. We will continue to be entitled to receive interest on the Obligations Secured in the manner established in the Agreements. The rate of interest payable on any Judgement shall be calculated and payable in the same way as interest is calculated under the Agreements and at the same rate that interest is payable until the Judgement has been paid in full.

- (b) If you have not removed your personal belongings from the Property before we take possession, you authorize us to remove and dispose of your belongings in any manner that we, in our absolute discretion, deem appropriate, without notice to you. We have no obligation to move, dispose or store your personal belongings and we shall have no liability, and you hereby release us from such liability, for any damages, losses, claims or expenses whatsoever arising out of our handling of your personal property, whether negligent or otherwise, including but not limited to moving or not moving, disposing or storing those belongings. You will be responsible for all Costs and Servicing Fees incurred by us in dealing with those belongings. You will pay our Costs and Servicing Fees immediately.
- (c) If we, enforce our rights under the Charge or Agreements, we, will not be considered to have taken possession, management or control of the Property.
- (d) When the Charge or Agreements go into default as a result of an event that is outside your control, you are in default of the Charge and Agreements. If there is more than one of you, the default shall be all of yours even if the event that is outside of your control applies only to one of you.
- (e) You will immediately pay all our Costs and Servicing Fees of enforcing or protecting our security or any of our rights under the Charge or the Agreements. Our Costs and Servicing Fees include our Costs and Servicing Fees of taking or keeping possession of the Property, an allowance for our time and services utilized in so doing, our legal fees on a solicitor and own client indemnity basis and all other Costs and Servicing Fees related to enforcing or protecting our security or any of our rights under the Charge or the Agreements. These Costs and Servicing Fees will form part of the Obligations Secured and will bear interest as provided for in the Charge and the Agreements.

For the purpose of this section, we, our, and us, includes the mortgage insurer if the Charge is insured.

18. Dealing with the Property

In the event of a sale, conveyance, mortgage, hypothecate, charge or other encumbrance, lease or transfer of the Property and/or in the event, a claim, a lien, execution, court order, restraint order, injunction, certificate of pending litigation, whether we are or are not a party, is registered, filed or obtained against the Property; then at our option we may declare that you are in default and all monies hereby secured shall forthwith become due and payable. We can do this even if one or more of the Agreements do not contemplate immediate payment. If we do not require you to repay the Obligations Secured, our rights under this Charge or against anyone who has guaranteed this Charge are not affected.

Any sale, lease or transfer of the Property shall not in any way change your liability or in any way alter our rights as against you or any other person liable for the payment of the Obligations Secured or the obligations contained in this Charge.

19. Amendments

We may, from time to time, enter into one or more written agreements with you to amend the Agreements or the Charge, by renewing for further periods of time, changing the interest rate, increasing the balance or otherwise altering the provisions of the Agreements or the Charge. You will be required to meet all of our credit and other requirements at that time. You may also be required to pay additional fees and premiums related to mortgage default insurance. You will immediately pay our Costs and Servicing Fees for a search of the title records at the appropriate Land Titles or Registry Office, where applicable. It will not be necessary to register any Agreements on title in order to retain priority of the Charge for the full amount of the Obligations Secured. Any reference in this set of Standard Charge Terms to the Charge mean this Charge as amended by any such Agreements.

You agree to pay all money owing under any mortgage loan/term loan on the maturity date or, if we have offered to renew your mortgage loan/term loan, to enter into a renewal agreement with us on or before the maturity date. If you do not, provided that we have not advised you that we will not renew your mortgage loan/term loan, you agree that the mortgage loan/term loan will be automatically renewed on the renewal terms we indicate in the renewal agreement, including all the other terms and conditions stated in the renewal agreement.

If there are any executions, encumbrances or other claims or interests registered, filed or obtained against your Property in addition to this Charge, we may require them to be discharged, withdrawn or formally postponed. You will be required to pay all Costs and Servicing Fees to prepare, execute and register such discharges, withdrawals or postponements before we offer to renew or amend the Charge or the Agreements. This is required in order to preserve the priority of this Charge

20. Giving Notice

Any written notice under this Charge or the Agreements may be given to you and is considered to have been received by all parties where notice has been given to you by one or more of the following means:

- Personal service at your last known address;
- Regular mail at your last known address;
- Publication in a newspaper published in the county, town, city or district where your Property is located;
- Leaving it with an adult on your Property;
- Posting it on your Property;
- At your last known electronic mail address
- By notice on any social media, such as, Facebook private message

Where notice is given by any of the above methods we consider you to have received the notice on the same date it is given or published; or, if we send it by mail, we consider you to have received the notice within five (5) days of the date of mailing. We are not required to provide notice to you at an alternate address unless all of you have, in writing, designated the alternate address, for all parties to receive the notice.

Written notice shall be considered to have been received by us when it is received at our address indicated on the Charge and any other address as we may notify you in writing.

If there is more than one of you, written notice to any one of you shall be considered to be notice to all of you. Any one of you can provide instructions to us that will be binding on the other party.

21. Effect on other agreements, obligations and security

The Charge does not change or release you from any of your other obligations under the Agreements with us. Also, the Charge does not affect any other security we hold for the repayment of the Obligations Secured, or any other rights we may have to enforce repayment of the Obligations Secured.

22. Condominium Provisions

The Condominium Property Act, as amended or re-enacted, is called “the Act”. Expressions used below which are the same as those in the Act have the same meaning as those in the Act, except that the expression condominium property has the same meaning as the word “property” in the Act.

You will comply with the Act, and with the declaration, by-laws and rules of the condominium corporation (the corporation) relating to the Property and provide us with proof of your compliance from time to time as we may request.

You will pay all contributions, levies, and assessments for your property to the corporation on the due dates. In addition to our other rights and remedies contained in the Charge, you will pay us immediately all our expenses in relation to any by-law, resolution, rule or other matter (other than one for which only a vote of the majority present at the meeting is required) or the enforcement of our right to have the corporation or any owner comply with the Act, declaration, by-laws and rules and our exercising any voting rights we may have.

These costs will bear interest in accordance with the Agreements and will form a part of the Obligations Secured.

You irrevocably authorize us to exercise your rights in all matters concerning the Act and the condominium including your rights to vote, consent and dissent. You also authorize us to exercise your rights to demand the corporation purchase the unit and common interest, where provided under the Act; elect to have the value of the unit and common interest or that of the condominium property determined by arbitration and receive your share of the corporation’s assets and the proceeds from the sale of the unit and common interest or of the condominium property or any part of the common elements.

If we do not exercise your rights, you may do so according to any instructions we may give you. Before making such a demand or election you must obtain our prior written approval. You must do this even if we do not have the right to make the demand or election

as between ourselves and the corporation, and even if we had previously arranged for you to exercise that right.

We are not liable for any action we may take in doing what you have authorized us to do or for any failure to act and any action we may take will not put us in possession of the Property.

The above actions will not make us a mortgagee in possession of the Property. We are not liable for any action we may take in doing what you have authorized us to do or for any failure to act.

You authorize us to inspect the corporation's records and remedy any failure of yours to comply with the Act or the declaration, by-laws and rules of the corporation. You will forward to us, if we require, any notices, assessments, by-laws, rules and financial statements of the corporation you receive (or are entitled to receive) from the corporation.

The Obligations Secured will become payable immediately, at our option, if (i) the corporation fails to comply with the Act and the declaration, by-laws and rules of the corporation; (ii) the corporation fails to insure all the condominium units and common elements according to law and according to any additional requirements of ours or do all that is necessary to collect insurance proceeds; (iii) the corporation makes any substantial modification to the common elements or the corporation's assets without our approval; (iv) there has been substantial damage and the owners have voted for termination of the condominium; (v) a sale of the condominium property or any part of the common elements is authorized, or (vi) the Property ceases to be governed by the Act.

If the Property ceases to be governed by the Act all the terms of the Charge continue to apply to the Property. You authorize us to agree with anyone to a partition of the condominium property. We can pay or receive money to ensure that the partition is equal and you will reimburse us, immediately, for any money we have paid. We can also execute all documents and do all acts needed to carry out the partition. Your share of the corporation's assets and the proceeds from the sale of the unit and common interest or of the condominium property or any part of the common elements shall be paid to us (unless we notify you to the contrary in writing) and you will do all things necessary to accomplish this and any money received by us (after payment of all our expenses) may be applied to reduce any part of the Obligations Secured. Any balance remaining after all claims have been satisfied will be paid by you.

You will not sell or transfer any parking or storage unit that forms part of your Property while still retaining ownership of the living accommodation. If you sell or transfer the living accommodation to someone with our prior consent, you will also sell or transfer the parking or storage unit to them.

In addition to any other rights under the Charge and the Agreements you authorize us at any time to be able to enter upon the condominium complex and if the Charge is in default enter into the condominium unit. You will pay our Costs and Servicing Fees for so doing immediately.

23. Releasing the Property from the Charge

We may establish the terms for releasing our interest in all or part of the Property (that is, we may discharge, or partially discharge, the Property from the Charge) whether we receive value for our release or not. If we release part of the Property from the Charge at any time, the rest of the Property will continue to secure the Obligations Secured. We are only accountable for money actually received by us. If we release part of your Property at any time from this Charge, we will either prepare, execute and register a partial discharge of our claim and you or your representative will be provided with confirmation of partial discharge, or, at our sole option, we will prepare and provide you with an executed but unregistered official partial discharge document. You will give us a reasonable time in which to prepare, review, execute and register the partial discharge document and you will pay our usual Costs and Servicing Fees for preparing, reviewing and executing the partial discharge document and, where we elect to register the partial discharge of our claim, our usual Costs and Servicing Fees for registering the partial discharge document. You will also pay our legal fees on a solicitor and own client indemnity basis and other Costs and Servicing Fees that we incur in connection with the partial discharge of our claim. You will pay our Costs and Servicing Fees immediately. In the event that we provide you with an unregistered partial Discharge of Charge/ Mortgage, you will be responsible for registering the documentation and for all costs relating to such registration.

If the Property is subdivided before our interest in the Property comes to an end, the Charge will apply to each part into which the Property is subdivided. This means that each part will secure repayment of the total amount of the Obligations Secured you owe us, even if we release another part of the Property from the Charge.

If any part of the Property, or any land adjoining the Property, is taken by the exercise of any power of expropriation or similar power, the entire compensation which you may be entitled to receive shall, at our option, be applied to reduce the Obligations Secured including any penalty, fee or interest to which we have a right under this Charge or in the relevant legislation.

We can release you, any guarantor, or any other person from performing any obligation contained in the Charge or any other security document without releasing any part of the Property secured by the Charge or any other security document. Any such release shall not release any other party from their obligations under the Charge or Agreements.

24. Discharge of Charge

When our interest in your Property comes to an end and you request that we discharge our claim, we will either prepare, execute and register a full discharge of our claim and provide you with confirmation of discharge, or, at our sole option, we will prepare and provide you with an executed but unregistered Discharge of Charge/ Mortgage. You will give us a reasonable time in which to prepare, review, and execute the discharge document. In the event that we provide you with an unregistered Discharge of Charge/ Mortgage, you will be responsible for registering the documentation.

When our interest in your Property comes to an end and you request that we assign your registered Charge, and we are required by law to assign your registered Charge, we will prepare and execute an assignment of the registered Charge. You will give us a reasonable time in which to prepare, review and execute the assignment of the registered Charge and you will pay our usual Costs and Servicing Fees for preparing, reviewing, and executing the assignment of the registered Charge. You will also pay all our legal fees on a solicitor and own client indemnity basis and other Costs and Servicing Fees that we incur in connection with the assignment of the registered Charge. You will pay our Costs and Servicing Fees immediately. You will be responsible for registering the assignment of the registered Charge and for all costs relating to such registration. We may, but are not required to provide you or any other party with any notice of the assignment of the registered Charge. We have no obligation to assign or transfer the Agreements.

Any assignment or transfer of the registered Charge will be on a non-recourse basis.

25. Who is bound by the Charge

You agree to observe and be bound by all of the terms and obligations contained in the Charge. The Charge will also be binding on your heirs, personal representatives and any person to whom the Property is transferred, and shall benefit us and our successors and assigns. All persons who sign or who are otherwise bound by the Charge as Mortgagors are jointly and severally bound to comply with all obligations under the Charge.

26. Headings

The headings in the body of the Charge form no part of the Charge. They are inserted for convenience only. You agree that all of the provisions stated in this set of Standard Charge Terms form a part of the Charge.

27. Home Warranty Plan/Program

If a home warranty plan/program under a regulatory authority applies to the Property, you agree to meet all of its requirements. You also agree to reimburse us for any Costs and Servicing Fees that we incur in meeting your obligations or enforcing your rights on your behalf, if we choose to do so.

Where you have purchased the Property from a builder, or where a general contractor is building the Property, you will provide evidence satisfactory to us, in the form prescribed under the home warranty plan/program, and any other evidence we may require until we are satisfied, that the Property is completed and is ready to be occupied. If you are acting as the contractor and are not a builder, you will provide proof, issued by the appropriate authority, and any other evidence we may require until we are satisfied that the Property is ready to be occupied. You will pay any related Costs and Servicing Fees to satisfy our requirements.

28. Our priority

Our Charge has priority for the Obligations Secured over every interest in the Property created in favour of any other person after our Charge was entered into. Our Charge has priority even if an Agreement with us for the Obligations Secured is entered into after our Charge was entered into, and even if that Agreement isn't registered. Our providing a mortgage statement does not constitute consent to any encumbrance or interest.

29. Final Report

Where a solicitor is retained and the solicitor is required to submit a Report on Title in a form that is satisfactory to us, including originals, if requested, and with the applicable enclosures, together with the form provided by the title insurance provider if applicable, together with evidence of the registered Charge, and the solicitor fails to do so within thirty (30) days after the final advance is made, we are entitled to retain another solicitor, or title insurer if applicable, to satisfy our requirements at your expense. You will pay our Costs and Servicing Fees immediately.

30. Conflict

If there is any conflict between the terms of the Charge and the terms of the Agreements, the Agreements will prevail.

31. Representations and Warranties

You further covenant and agree that all statements, information or documentation which you have given or made to us, or which you hereinafter give or make to us, in applying for the Obligations Secured, or in any Agreement, including the Charge, are true and accurate. We are entitled to rely upon all statements, information or documentation which has been provided or made to us by you or your agent. If we discover that any statement, information or documentation which you have given or made to us, or which you hereinafter give or make to us, in applying for the Obligations Secured, or in any Agreement, including the Charge, is untrue and/or inaccurate, you shall be at our option be considered in default of your obligations under the Charge and the Agreements, and the entire balance of the Obligations Secured shall, at our option, immediately become due and payable, regardless of whether you knew that the statement, information or documentation was untrue and/or inaccurate at the time it was given or made to us and regardless of whether we relied or did not rely upon the truth or accuracy of any such statement, information or documentation.

If there is more than one of you, and any untrue and/or inaccurate statement, information or documentation is given or made to us by only one of you, all of you shall nevertheless be considered to be in default of your obligations under the Charge and the Agreements, and we shall have the right to demand immediate payment of the entire balance of the Obligations Secured from any or all of you, at our option.

32. Costs and Servicing Fees

Costs and Servicing Fees include costs, servicing fees for our time, and expenses for all aspects of the administration of the Charge and Agreements including, without limitation, a fee or allowance for:

- (a) administering the account for the collection and payment of taxes and tax matters;
- (b) investigating any insurance matters, administering insurance cancellations, paying insurance premiums, dealing with insurance claims or taking out any insurance under an individual or blanket insurance policy issued to us;
- (c) investigating the status of realty tax matters and administering tax payments;
- (d) generally, any matter connected with the administration of the Charge, the Agreements and your Property including inquiring into compliance, dealing with or enforcing any obligation contained in the Charge or Agreements and including, without limitation, preparation, processing and administration of legal actions and enforcements, requests by your or third parties, taxes, condominium fees, and condominium matters, insurance, repair and construction, environmental matters, leases and other encumbrances and managing or selling your Property;
- (e) investigating the status of any levies, assessments, contributions, and any other condominium matters; administering levies, assessments, contributions and any other condominium matters; and collecting money for and making payments with respect to levies, assessments, contributions and any other condominium matters;
- (f) investigating the title to the Property;
- (g) collecting any payments not received from you when due;
- (h) paying, on your behalf, any charges, mortgages, liens, claims, or other encumbrances or any levies, assessments, and contributions;
- (i) making any repairs which we consider necessary or completing any construction;
- (j) curing any default under a lease referred to in the Charge or Agreements;
- (k) conducting any inspections or appraisals and engaging any other external experts, appraisers, consultants, service providers or representatives, including legal representatives ;
- (l) conducting any environmental testing, site assessments, appraisals, occupancy checks, investigations or studies;
- (m) consulting on and approving any plans and proposals related to your Property;
- (n) removing, moving, disposing, storing or dealing with any chattels, fixtures or personal belongings on the Property;

- (o) enforcing or protecting our security or any of our rights under the Charge or any Agreements; taking or keeping possession of the Property;
- (p) preparing, reviewing, executing, or registering the Charge, Discharge of Charge/ Mortgage, partial Discharge of Charge/ Mortgage, or any other discharge, withdrawal or postponement;
- (q) preparing, reviewing, and executing the assignment of the registered Charge and any matters in connection with the assignment of the registered Charge;
- (r) meeting your obligations or enforcing your rights under a home warranty plan/program on your behalf; and
- (s) retaining a solicitor, or title insurer, if applicable, with respect to any title matter relating to the Property.

Our servicing fees shall be the amounts established disclosed and generally applied by us from time to time and may be ascertained upon inquiry to us. We have the right to change the fees we charge from time to time without notifying you.

In addition, costs includes, without limitation legal fees on a solicitor and own client indemnity basis, and all other costs related to enforcing or protecting our security or any of our rights under the Charge or any Agreements.

You will pay our Costs and Servicing Fees under the Charge and Agreements immediately. If you do not, we may declare that you are in default on this Charge, or add these amounts to the Obligations Secured, or do both. If we add these amounts to the Obligations Secured, interest will be charged at the interest rate shown on the Charge and the Agreements until they are repaid.

33. Additional Costs and Servicing Fees

In addition to the Costs and Servicing Fees outlined in the Charge and the Agreements, you also agree to pay to us immediately our Costs and Servicing Fees in connection with the administration and processing of any requests by you or third parties related to your Charge or Property.

For greater certainty, the charging of an administration and processing fee does not prevent us from engaging external experts, appraisers, consultants, service providers or representatives, including legal representatives, to assist with a matter related to your Property and/or your Charge and you will be responsible for any and all expenses, Costs and Servicing Fees, including legal fees on a solicitor and own client indemnity basis, associated therewith.

34. Assignment

We may, at our option, sell, assign or deposit all or any part of the Obligations Secured, any Agreement or this Charge to one or more third parties (including the mortgage or title insurer, if this is an insured mortgage), without notice to you or your consent. If we do so, you agree that this Charge shall continue to secure all Obligations Secured, including all amounts owing under any Obligations Secured or Agreement that have been so sold, or assigned or deposited and all Obligations Secured that arise under any Agreement after such sale, assignment or deposit. This Charge and any Obligations Secured or Agreement once sold, assigned or deposited may be repurchased by us, whether or not in default.

35. Consent to Disclosure of Information

In addition, you consent that we may also disclose information about you, the Charge, the Agreements and the Obligations Secured to any insurer, or other third party from whom we may obtain benefits that protect our security. You consent to insurers and other third parties that provide benefits or services to us for the Charge obtaining information about you from credit bureaus and other lenders to evaluate you and the Charge.

APPENDIX “A”

Guarantee

In this paragraph, **guarantor** means each person who signs the Charge as guarantor of the Obligations Secured. Mortgagor means each person who signs or is otherwise bound by the Charge as mortgagor.

In return for us making a loan to the mortgagor, the guarantor, by signing the Charge, unconditionally guarantees to us the Mortgagor's payments of the Obligations Secured (including interest, whether or not the interest rate is changed, and other costs and charges), when due and compliance with the mortgagor's other obligations, under the Charge and Agreements. Each guarantor agrees that, if the mortgagor defaults in making any payment or in performing any other obligation under the Charge or Agreements, the guarantor will pay us upon demand all of the Obligations Secured and comply with all of the obligations under the Charge or Agreements which have not been complied with by the Mortgagor. Each guarantor will be jointly and severally responsible with the Mortgagor and with one another (if more than one) for all obligations under the Charge and Agreements, including payment of the Obligations Secured.

It is understood that we can without releasing or lessening the guarantor's liability and without obtaining the consent of or giving notice to the guarantor:

- Make new advances of the Obligations Secured;
- Grant any extensions of time for payment and extensions of the term of the Obligations Secured, including any amendments, replacements, additions or renewals of the Agreements covering the Obligations Secured;
- Increase the rate of interest payable under the Agreements, either during the initial term or in any subsequent renewal period;
- Release the whole or any part of the Property from the Charge or any other security;
- Otherwise deal with the Mortgagor, any other person (including any guarantor), any security (including the Charge) or the Property, including releasing, realizing on or replacing any security we may hold;
- Waive any provision of the Charge or Agreements or change any of the terms of the Charge or Agreements at any time;

either before or after requiring payment from any other person. We may require payment from any guarantor without first trying to collect from the mortgagor or any other person (including any guarantor) or on any security (including the Charge). The obligations of the guarantor under this guarantee shall be as principal debtor and not as surety and are not affected by the release of any mortgagor or any other person (including any guarantor) of its obligations under the Obligations Secured or any compromise or termination of any Obligations Secured, whether in bankruptcy proceedings or otherwise. Each guarantor's obligations shall be binding upon the guarantor's successors or personal representatives.

DATED _____, _____

(mortgagor)

TO
THE BANK OF NOVA SCOTIA
(mortgagee)

Branch address _____

MORTGAGE

Solicitor for the mortgagee