

# MORTGAGE

Standard Forms of Conveyances Act, S.N.B. 1980, c.S-1 2.2, s.2

Lender Reference No. \_\_\_\_\_

FREEHOLD       LEASEHOLD      (check (√) appropriate box)

The parties to this mortgage are:

\_\_\_\_\_, of \_\_\_\_\_  
(mortgagor) (address)

\_\_\_\_\_, and \_\_\_\_\_  
(occupation or other identification) (mortgagor)

of \_\_\_\_\_,  
(address) (occupation or other identification)

the "mortgagor"

- AND -

**SCOTIA MORTGAGE CORPORATION**, of \_\_\_\_\_  
(Branch address of The Bank of Nova Scotia)

a body corporate,

the "mortgagee"

- AND -

\_\_\_\_\_  
(spouse of mortgagor, if spouse not a mortgagor)

of \_\_\_\_\_,  
(address) (occupation or other identification)

the "spouse of the mortgagor"

- AND -

\_\_\_\_\_, of \_\_\_\_\_  
(guarantor) (address)

\_\_\_\_\_, and \_\_\_\_\_  
(occupation or other identification) (guarantor)

of \_\_\_\_\_,  
(address) (occupation or other identification)

the "guarantor"

The recitals, statutory declarations and other documents attached hereto as Schedule "D" form part of this mortgage.

The mortgagor mortgages in fee simple to the mortgagee, with a proviso for redemption, the parcel described in Schedule "A" attached hereto to secure repayment of the principal sum with interest as well after as before maturity as follows:

**Principal Sum:** \$ \_\_\_\_\_

**Interest Rate:** as set out in Schedule "D"

**How Interest Calculated:** as set out in Schedule "D"

**Interest Adjustment Date:** \_\_\_\_\_, \_\_\_\_\_

**Term:** \_\_\_\_\_ years commencing on the Interest Adjustment Date

**Payments:** \$ \_\_\_\_\_

**Payment Dates:** beginning on the \_\_\_\_\_, \_\_\_\_\_ and continuing on the \_\_\_\_\_ day of each and every following month of the term.

**Maturity Date:** \_\_\_\_\_, \_\_\_\_\_

**Place of Payment:** the mortgagee's office in Toronto, Ontario, or at any other place the mortgagee may designate. Until further notice, the mortgagee hereby designates the place of payment to be the Branch address of The Bank of Nova Scotia as shown above.

This mortgage contains the covenants and conditions which are set out in:

- (a) the Mortgages Regulation – Standard Forms of Conveyances Act, and set out in Schedule "B" attached hereto;
- (b) Schedule "C" attached hereto.

The spouse of the mortgagor joins in this instrument and consents to this disposition for the purpose of complying with Section 19 of the Marital Property Act.

Dated on \_\_\_\_\_, \_\_\_\_\_.

SIGNED, SEALED AND DELIVERED  
in the presence of

X _____ )	X _____ LS
witness	mortgagor
X _____ )	X _____ LS
witness	mortgagor
X _____ )	X _____ LS
witness	spouse of the mortgagor
X _____ )	X _____ LS
witness	guarantor
X _____ )	X _____ LS
witness	guarantor

# Schedule "A"

to a Mortgage made between

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and **SCOTIA MORTGAGE CORPORATION** and dated \_\_\_\_\_

**Description of your property covered by this mortgage.**

Property owned or rented by you (if you are a tenant of your property under a lease, this means that you have the exclusive use of the buildings during the term of the lease):

# Schedule "B"

to a Mortgage made between

and **SCOTIA MORTGAGE CORPORATION** and dated \_\_\_\_\_

The following covenants and conditions are included in this Schedule "B" to the mortgage. The covenants and conditions set out in Column One below and distinguished by a number have the same effect as the covenants and conditions set out in Column Two below and distinguished by the same number.

### Column One

### Column Two

- |   |  |
|---|--|
| <p>103. The mortgagee may direct application of insurance proceeds.</p>                         | <p>103. The mortgagor covenants with the mortgagee that forthwith on the happening of any loss or damage the mortgagor shall furnish all necessary proofs and do all necessary acts to enable the mortgagee to obtain payment of the insurance proceeds; and that such insurance proceeds received by the mortgagee may at the option of the mortgagee be applied to repair or rebuild the building, or to pay the principal sum, interest and other money payable hereunder, whether or not any amount is then due, in such manner as the mortgagee may determine, or to pay the mortgagor or any person appearing by the registered title to be the owner of the lands and premises, or partly in one way and partly in another; but any payment of insurance proceeds to the mortgagor shall not operate as a reduction of any money payable hereunder by the mortgagor to the mortgagee.</p> |
| <p>105. All improvements are deemed to be fixtures.</p>   | <p>105. The mortgagor covenants with the mortgagee that all erections, buildings, machinery, plant, and improvements whatsoever, including furnaces, boilers, water heaters and all plumbing, air conditioning, ventilating and heating equipment, electric light fixtures, window blinds, storm windows and storm doors, window screens and screen doors and all apparatus and equipment appurtenant thereto, which are now or which shall hereafter be put upon the lands and premises, are or shall thereafter be deemed to be fixtures and a part of the lands, even though not attached otherwise than by their own weight.</p>   |
| <p>113. The advance of any part of the principal sum is at the discretion of the mortgagee.</p> | <p>113. The mortgagor covenants with the mortgagee that neither the execution nor registration of this mortgage nor the advance of part of the principal sum shall bind the mortgagee to advance the principal sum or any unadvanced portion thereof; any advance shall be at the sole discretion of the mortgagee.</p>  |
| <p>116. The mortgagee shall prepare a discharge.</p>  | <p>116. A discharge of this mortgage shall be prepared by the mortgagee at the expense of the mortgagor, and the mortgagee shall have a reasonable time after receipt of payment in full within which to prepare and execute such discharge.</p>   |
| <p>119. All sums payable form a charge on the lands and shall bear interest.</p>                | <p>119. The Mortgagor covenants with the mortgagee that any sum owing or required by this mortgage to be paid by the mortgagor to the mortgagee shall be added to the principal sum and shall form a charge upon the lands and premises and shall bear interest at the rate herein stipulated until paid.</p>  |
| <p>120. The mortgagor guarantees that he has the right to convey the lands.</p>                 | <p>120. The mortgagor covenants with the mortgagee that the mortgagor has a good right, full power and lawful authority to convey the lands and premises.</p>  |
| <p>121. The mortgagor guarantees that the lands are free from encumbrances.</p>                 | <p>121. The Mortgagor covenants with the mortgagee that the lands and premises are free and clear, exonerated, and discharged of and from all arrears of taxes and assessments whatsoever, due or payable upon or in respect of the said lands and premises, or any part thereof and of and from all former conveyances, mortgages, rights, annuities, debts, judgments, executions, and recognizances, and of and from all manner of other charges and encumbrances whatsoever.</p>   |
| <p>122. The mortgagor warrants title.</p>   | <p>122. The mortgagor covenants with the mortgagee that the mortgagor shall forever warrant and defend the lands and premises and every part thereof unto the mortgagee against the lawful claims of all persons whomsoever.</p>   |

**Column One**

123. The mortgagor promises to execute such further assurances as may be required.

124. The mortgagor and mortgagee may agree to alter the terms of this mortgage without registration of the alteration.

127. The mortgagor has a continuing liability.

128. The mortgagor shall advise the mortgagee of any change in marital status.

**Column Two**

123. The mortgagor covenants with the mortgagee that the mortgagor shall and will from time to time, and at all times hereafter, make, do, suffer and execute, or cause or procure to be made, done, suffered, and executed, all and every such further reasonable acts, deeds, conveyances, and assurances in the law, for further, better and more perfectly and absolutely conveying and assuring the lands and premises, with the appurtenances, unto the mortgagee as by the mortgagee or his counsel in the law shall be lawfully and reasonably devised, advised or required.

124. The mortgagor covenants with the mortgagee that any agreement in writing between the mortgagor and the mortgagee for renewal of this mortgage or extension of the term for payment of the money payable hereunder, or any part thereof, or for any change in the rate of interest herein, prior to the execution by the mortgagee of a discharge or release of this mortgage, need not be registered; but shall be effectual and binding to all intents and purposes on the lands and on the mortgagor, and on any mortgagee, assignee or transferee who acquires an interest in the lands or any part thereof subsequent to the date of this mortgage and shall take priority as against such mortgagee, assignee or transferee when deposited with or held at the office of the mortgagee and shall not release or affect any covenant or agreement herein or collateral hereto.

127. No extension of time given by the mortgagee to the mortgagor, or anyone claiming under him, or any other dealing by the mortgagee with the owner of the equity of redemption shall in any way affect or prejudice the rights of the mortgagee against the mortgagor or any other person liable for payment of the money hereby secured.

128. The mortgagor covenants with the mortgagee that upon any change affecting the marital status of the mortgagor or the qualification of the lands and premises as a marital home within the meaning of the *Marital Property Act*, the mortgagor will advise the mortgagee accordingly and furnish the mortgagee with full particulars thereof.

If this mortgage is a leasehold mortgage, the following covenants and conditions are also included in this Schedule "B" to the mortgage. The covenants and conditions set out in Column One below and distinguished by a number have the same effect as the covenants and conditions set out in Column Two below and distinguished by the same number.

**Column One**

132. The mortgagor holds the last day of the lease in trust for the mortgagee.

133. The mortgagor will assign the last day of the term to the mortgagee upon request.

**Column Two**

132. The mortgagor will henceforth stand possessed of the premises for the last day of the term granted by the lease mortgaged hereunder in trust for the mortgagee, and will assign and dispose thereof as the mortgagee may direct, but subject to the same right of redemption and other rights as are hereby given to the mortgagor with respect to the derivative term hereby granted; the mortgagor hereby irrevocably appoints the mortgagee as the mortgagor's substitute to be the mortgagor's attorney during the continuance of this security and in the event of default to assign the lease and convey the premises and the last day of the term granted by the lease as the mortgagee shall at any time direct, and in particular, upon any sale made by the mortgagee under the power of sale herein contained, to assign the lease and convey the premises and the reversion to the purchaser; and it is hereby declared that the mortgagee or other person for the time being entitled to the money hereby secured may at any time, by deed, remove the mortgagor or any other person from being a trustee of the lease under the declaration of trust hereinbefore declared and on the removal of the mortgagor, or any future trustee of the lease, may by deed, appoint a new trustee or trustees in the mortgagor's place.

133. The mortgagor covenants with the mortgagee that the mortgagor will, with respect to the lease herein contemplated, at the request of the mortgagee, but at the cost, charge and expense of the mortgagor, grant and assign unto the mortgagee, or whom he may appoint, the last day of the term hereinbefore excepted or any renewal or substituted term; and further that, in the event of the mortgagee making any sale under the power of sale herein contained the mortgagor shall stand seized and possessed of the premises for the last day of term hereinbefore excepted, and of any renewal or substituted term and of all rights of renewal in trust for the purchaser, his heirs, executors, administrators and assigns.

# Schedule "C"

to a Mortgage made between

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and **SCOTIA MORTGAGE CORPORATION** and dated \_\_\_\_\_

The following additional covenants and conditions are included in this Schedule "C" to the mortgage.

## DEFINITIONS

In the covenants and conditions included in this Schedule C and Schedule D to the mortgage and in any other schedules attached to the Form A15 Mortgage: **mortgage** means the Form A15 Mortgage and any schedules attached to the Form A15 Mortgage; **you** and **your** mean each person who has signed this mortgage as mortgagor; **we**, **our** and **us** mean the mortgagee, Scotia Mortgage Corporation; **your property** means the specific parcel(s) described in Schedule A to the mortgage; **loan amount** means the principal sum loaned to you that is outstanding from time to time; **year of the term of the mortgage** means a twelve month period starting on the Interest Adjustment Date or on an anniversary of that date; **term of the mortgage** means the period starting on the Interest Adjustment Date and ending on the day before the final payment date in the mortgage.

If this is a CMHC – insured mortgage, it is made pursuant to the **National Housing Act**.

### 1. ADDITIONS, ALTERATIONS OR IMPROVEMENTS TO AND USE OF YOUR PROPERTY

No additions, alterations or improvements may be made by you without our prior written consent.

**Use of Your Property** - You may of course continue to remain in possession of your property. However, if you default in any of your obligations to us under this mortgage, we have the right to take immediate possession.

You will not use your property for any business purposes, without our prior written consent.

### 2. INTEREST

**A. Interest Rate** – The interest rate payable by you on the loan amount is a variable rate as set out in Schedule D.

**B. How you Can Ascertain the Interest Rate** – After each VRM Base Rate change, we will mail a notice showing the new interest rate and the date it became effective. The notice will be sent to your last known address shown in our records. However, our failure to mail a notice or the fact that you do not receive it will not prevent the rate from varying as indicated in Schedule D, Part 2. The VRM Base Rate in effect at any time will be available at any branch of The Bank of Nova Scotia in Canada or at [www.scotiabank.com](http://www.scotiabank.com).

**C. Compound Interest** – If on any monthly loan payment date you do not make the payment due on that day, we will charge you interest on any overdue portion of the loan amount (including interest) until paid to us. This is called compound interest. Compound interest shall be paid on your monthly loan payment dates. We will also charge interest, at the rate payable on the loan amount, on compound interest that is overdue until paid to us, both before and after the final payment date as well as both before and after default and judgment.

**D. Deferred Interest** – If the interest that has accrued on the loan amount from one monthly loan payment date (or, in the case of the first payment, from the interest adjustment date) to the next monthly loan payment date exceeds the monthly loan payment, the excess (called **deferred interest**) will bear interest at the interest rate payable on the loan amount. On the next monthly loan payment date the interest on the deferred interest will be added to the deferred interest and become part of it. If the deferred interest is not paid on that monthly loan payment date, it will bear interest at the interest rate payable on the loan amount and that interest will be added to the deferred interest on the next monthly loan payment date, and so on.

**E. Progress Draw Construction Mortgage** – If this is a Progress Draw Construction Mortgage, the annual interest rate of your mortgage, during the Construction Period, will be a floating interest rate equal to Scotiabank's Prime Rate plus 1%. Interest will be payable monthly, and calculated half-yearly, not in advance. Your interest rate will vary automatically, without notice to you, on the day Scotiabank's Prime Rate changes. Scotiabank's Prime Rate in effect at any time is available at any Scotiabank branch in Canada or at [www.scotiabank.com](http://www.scotiabank.com).

The Construction Period is defined as the 9 month period following the date of your 1st loan advance or the period from the date of your 1st advance to the date your mortgage is at least 75% advanced, whichever is shorter.

### 3. HOW YOU WILL REPAY YOUR LOAN

**A. Payment** - You shall repay the loan amount and all interest due and payable on it to us in Canadian dollars. The interest rate payable on the loan amount is the interest rate payable under clause A of Part Two of Schedule "D" to this mortgage.

**B. Interest Payable Prior to your First Regular Payment Due Date** - Before your term start date, you will pay us interest, at the rate payable on the loan amount, calculated monthly, on all money we have advanced to you.

If more than 1 month will elapse from the advance date to your 1st regular payment due date, you will owe interest for the period, separately. At our option, such interest will be due and payable one month prior to the 1st regular payment due date or on the 1st regular payment due date or it may be deducted from subsequent advances. We may also require you to pay this interest monthly, before we set a first regular payment due date.

**C. Payments After the Interest Adjustment Date** - The principal sum together with interest calculated from the Interest Adjustment Date shall become due and be paid by you in regular monthly loan payments.

You will make your regular monthly loan payments to us in equal installments as shown on the Form A15 Mortgage.

Each of the above dates is called a monthly loan payment date. You will pay the balance of the principal sum together with all the interest that is due and payable on the date shown on the Form A15 Mortgage as the Maturity Date.

**D. Application of Monthly Loan Payments** - Each monthly loan payment will be used.

**first**, to pay or reduce the interest (other than deferred interest) that has accrued on the loan amount from (and including) the previous monthly loan payment date to (but excluding) the monthly loan payment date on which the payment is made (if the payment is the first monthly loan payment, the interest will be the interest that has accrued from the Interest Adjustment Date);

**secondly**, if any of the payment remains, to pay or reduce deferred interest, if any; and

**thirdly**, if any of the payment remains, to reduce the loan amount.

**E. Early Payment** - We may require you to pay all the money that you owe us under this mortgage immediately whenever the total of the loan amount, all other amounts due and payable under this mortgage and all amounts secured by a mortgage, charge lien or other encumbrances against your property which ranks equal or in priority to this mortgage exceeds 105% of the original advanced amount.

**F. Early Payment on Sale or Mortgage** - If you sell, transfer, mortgage or charge your property, we may, at our option, require you to pay all the money that you owe us under this mortgage immediately, unless we have given our prior written consent to the sale, transfer, mortgage or charge. If we consent to the sale, transfer, mortgage or charge and do not require you to immediately pay all the money that you owe us under this mortgage, your obligations to us under this mortgage and our rights against you or anyone else who is liable for the payment of money owing under this mortgage, are not affected.

**G. Amounts Covered by Mortgage** - All amounts payable by you to us under this mortgage are secured by this mortgage and are a charge on your property.

**H. Progress Draw Construction Mortgage** - If this is a Progress Draw Construction Mortgage, you will pay interest only payments, monthly, during the Construction Period, starting one month from the date of your 1st advance. Your interest only payment amount will vary automatically with our prime rate (as outlined in paragraph 2 E above) and will be calculated based on the principal amount advanced so far. Your last interest only payment amount will be due on the earlier of; the date shown on the Form A15 Mortgage as the Maturity Date, 9 months from the date of your 1st advance, or, on the date your mortgage is at least 75% advanced. At that time, the total loan amount plus all interest owing will become due and payable, unless converted as set out below.

If your progress draw construction mortgage is not 75% advanced on or before the end of the nine month construction period, we may, at our discretion:

1. convert your mortgage as described below
2. continue to collect interest only payments for a set period of time
3. require the outstanding loan amount and all interest owing to be paid in full.

**Convertible Feature** - When your mortgage loan is at least 75% advanced (providing this occurs on or before the end of the 9 month term), we will automatically reset your term start date and convert your mortgage to your chosen term, rate type, and repayment schedule, based on the full principal amount, as detailed in the Personal Credit Agreement or amendment to that agreement. We will provide you with a confirmation notice, which will set out, among other things, your mortgage interest rate, principal & interest payment amount, term start date and maturity date.

#### **4. YOUR TITLE TO YOUR PROPERTY.**

**AS OWNER OF YOUR PROPERTY**, you certify that:

- i) You are the lawful owner of your property;
- ii) You have the right to convey your property to us;
- iii) There are no encumbrances on the title to your property; and
- iv) There are no limitations or restrictions on your title (excepting only building by-laws, zoning regulations and registered restrictions) to your property.

## **5. FURTHER ASSURANCES.**

You will not do anything that will interfere with our interest in your property.

In order to ensure that your entire interest in your property is transferred to us you will sign any other documents or do anything further that we think necessary.

## **6. REIMBURSEMENT OF EXPENSES OF INVESTIGATION OF TITLE.**

If for any reason we do not advance the entire principal sum or any part of it to you; nevertheless:

- By signing this mortgage you convey (transfer) all of your interest in your property to us. You will reimburse us on demand for all our expenses of investigating the title to your property and preparing and registering this mortgage.
- Until we are reimbursed for our expenses they shall be a charge against your property and they will be added to the loan amount.

## **7. TAXES.**

**A.** You will make monthly payments to us 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 the final advance of the principal sum enough money to pay all taxes due on or before the Interest Adjustment Date and which have not been paid on the date the final advance is made.

**C.** You will make monthly payments to us on account of taxes. These payments will be made on the same dates that your regular monthly loan payments are to be paid to us. Each monthly payment will consist of approximately 1/12th of our estimate of a year's taxes next becoming due and payable. The monthly payments should enable us to pay all taxes on or before the annual due date for the taxes. Or, if your taxes are payable in installments, the monthly 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.

**D.** If, however, the annual due date or the final instalment date for the payment of your taxes is less than one year from the Interest Adjustment Date, you will pay us equal monthly payments during that period and during the next 12 months. These equal monthly 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.

**E.** You will also pay to us on demand any amount by which the actual taxes on your property exceed our estimate of your taxes. Or, at our option, we may increase the monthly payment to cover this amount.

**F.** We will pay your taxes from the monthly payments we receive from you as long as you are not in default under this mortgage. 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 loan amount and will be a charge against your property. We are under no obligation to advise you that a debit balance has been created.

**G.** 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 The Bank of Nova Scotia on their savings-chequing accounts. We will charge you interest on the debit balance in your tax account at the interest rate payable on the loan amount until the debit balance is paid to us in full.

**H.** If you default in any loan payment, we may apply the money in your tax account towards the repayment of either the interest which is due and payable, the loan amount or both.

**I.** You will send us immediately upon their receipt, all assessment notices, tax bills or tax notices which you receive.

## **8. TRANSFER OF LEASES AND RENTS.**

**A.** If you have leased, or at a later date, lease all or part of your property, then at our request to you in writing, you will transfer and assign to us:

- i) All leases, lease agreements and their renewals (for which you must first obtain our written consent), other than the renewals which are provided for in any lease;
- ii) All rents and other money payable under the terms of all 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 obligations to us under this mortgage; and
- iii) All rights under the leases and agreements as they affect your property.

**B.** In addition, you confirm that:

- i) You must obtain our prior written consent for any future leases of your property;
- ii) Nothing we do under paragraph A and B shall put us in possession of your property;
- iii) However, if you default under this mortgage, we have the right to take possession of your property; and
- iv) We are not obligated to collect any rent or other income from your property nor to comply with any term of any lease or agreement.

## **9. PAYMENTS WE CAN MAKE.**

We can pay off any claims or encumbrances against your property which we consider to have priority over this mortgage. We can also pay all our expenses of collecting any payments not received from you when due. These expenses will include all our legal expenses on a solicitor and own client basis. You must immediately reimburse us at our request for the payment of all claims or encumbrances against your property and our expenses all of which have been paid by us. Until paid, the payments will all be added to the loan amount and will be a charge against your property. Interest is payable by you on the payments made by us at the interest rate payable on the loan amount until they are paid to us in full. We may also exercise our right to collect the payments from you together with interest due and payable under the heading **ENFORCING OUR RIGHTS** in the optional covenants and conditions included in this mortgage.

If we pay off any claims or encumbrances against your property, we will be entitled to all the rights, equities and securities of the person, company, corporation or Government so paid off.

## **10. INSURANCE.**

You will without delay insure, and keep insured in our favour and until this mortgage is discharged, all buildings covered by this mortgage (including those which will be built in the future both during construction and afterwards) against loss or damage by fire and other perils usually covered in fire insurance policies and against any other perils we request. Your policy must be in a form satisfactory to us and must include extended perils coverage and a mortgage clause stating that loss is payable to us. You must keep the buildings insured for their replacement cost (the maximum amount for which the buildings can be insured) in Canadian dollars, by a company approved by us. If, in our opinion, you do not provide adequate insurance we can obtain insurance for you. What we pay for this insurance will immediately become payable by you to us. Any premium paid by us may be added to the loan amount and will be a charge against your property. Interest is payable by you on the premiums paid by us at the interest rate payable on the loan amount until they are paid by you 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. At our request, you will give the insurance policies to us. The production of this mortgage will be sufficient authority for an insurance company to pay us any loss related to the insurance policy or to accept instructions from us dealing with the loss.

If you do not:

- Maintain adequate insurance, as required in this paragraph, on the buildings;
- Deliver a copy of any insurance policy or receipt to us at our request; or
- Provide us with evidence at our request of any renewal or replacement of the insurance, at least fifteen full days before your insurance expires or is terminated,

we can, but are not obliged to insure any of the buildings. What we pay for this insurance shall be added to the amount you owe under this mortgage and shall bear interest at the mortgage interest rate. You will pay this amount with your next monthly payment.

## **11. KEEPING YOUR PROPERTY IN GOOD CONDITION.**

You shall keep your property in good condition and make any repairs needed. You shall not do anything, or let anyone else do anything, that lowers the value of your property. We can inspect your property at any reasonable time, if, in our opinion, you:

- Do not keep your property in good condition; or
- Do or allow anything to be done that lowers the value of your property;

we can make any repairs needed. The costs of any inspections and needed repairs are immediately payable by you. Until paid the costs will be added to the loan amount and will be a charge against your property. Interest is payable by you on these costs at the interest rate payable on the loan amount until the costs are paid to us in full.

## **12. ENVIRONMENTAL PROVISIONS.**

We (including, in this section, the Canada Mortgage and Housing Corporation if this is a CMHC-insured mortgage) may inspect your 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, investigations or studies which we consider necessary. The costs of any testing, assessment or study will be payable by you and you will pay us the costs immediately after we give you notice of them. If you do not pay us when we request it, we can add the amounts to the outstanding balance under your mortgage and they will bear interest at your mortgage interest rate. If we do the things permitted under this section, we will not be considered to be in control of your property.

## **13. REPAYMENT OF LOAN AMOUNT ACCELERATED.**

The loan amount together with all interest which is due and payable and to which we are entitled becomes immediately payable at our option, if:

- a) You default in paying any regular monthly loan payments, any portion of the loan amount, any interest that is due and payable or any other payment you are obliged to pay to us.

- b) You fail to comply with any of your obligations under this mortgage.
- c) Any lien is registered against your property or we receive written notice of any lien that is created as a result of unpaid property taxes, unpaid condominium maintenance fees, judgements or construction liens or other similar encumbrances.
- d) Your property is abandoned.
- e) Any buildings being erected or additions, alterations or improvements done on your property remain unfinished without work being done on them for 30 consecutive days.
- f) You do or allow anything to be done to lessen the value of your property.
- g) For a VRM without a Cap Rate, the loan balance ever exceeds 105% of the original advanced amount.
- h) You, or any party using your property with your permission, uses your property for illegal purposes.

#### 14. APPOINTING A RECEIVER TO RECEIVE INCOME.

If you default in making your regular monthly loan payments or any other payments which you have agreed to make to us, or in complying with your obligations under this mortgage we can, in writing, appoint a receiver to collect any income from your 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 his defaults are considered to be your defaults.

##### The receiver has the right to:

- Use any legal remedy (taken in your name or our name) to collect the income from your property.
- Take possession of your property or part of it.
- Manage your property and maintain it in good condition.

##### From the income collected the receiver may:

- a) Retain a commission of 5% of the total money received or any higher rate permitted by a judge or other authorized officer.
- b) Retain money enough to repay disbursements spent on collecting the income.
- c) Pay all taxes, fire insurance premiums, expenses of keeping your property in good condition, interest on those payments and all other charges and interest on those charges that have priority over this mortgage.
- d) Pay us all interest that is due and payable under this mortgage and then pay us all or part of the loan amount whether it is due or not.

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

#### 15. ENFORCING OUR RIGHTS.

**A.** If you default in making your regular monthly loan payments or any other payments that you are obliged to make to us under the terms of this mortgage, we may enforce any one or more of the following remedies:

- i) **Sue you** - We may take such action as is necessary to collect the unpaid balance of the loan amount, the interest that is due and payable and our expenses.
- ii) **Power of sale** - On giving you four weeks' notice in writing by registered or certified mail and on publishing notice in one of the public newspapers published in the Province of New Brunswick once in each week for four successive weeks and in the Royal Gazette as required by law, we can sell and dispose of your property and the appurtenances or any part of it, by public auction or private contract, for such price or prices, for cash or otherwise as seems fit to us. All contracts that shall be entered into and all conveyances that shall be signed by us for the purpose of completing any such sale shall be valid notwithstanding the fact that you were not a party or did not consent to them. We may bid and buy at any such sale.
- iii) **Take possession of or lease your property** - We may take possession of your property and lease it on such terms for whatever period we may decide upon.
- iv) **Other remedies** - We may take any other remedy available to us under New Brunswick law.

We will use the net proceeds of the sale or lease after paying all our expenses concerning the taking, recovering or keeping possession of or sale or lease of your property, to pay ourselves the interest that is due and payable and then to pay off the unpaid balance of the loan amount. Any balance remaining after all claims have been satisfied will be paid to you. If the amount we receive from the sale or lease of your property is less than what you owe us plus our expenses, you must pay us the difference.

You agree not to make any claim concerning the sale or lease of your property against anyone who buys or leases it from us, or anyone who buys or leases it after that time.

**B. Default in your obligations including default in payment** - If you default in any obligation under this mortgage we can enforce our above rights and we can enter on your property at any time, without the permission of any person, and make all essential arrangements that we consider necessary to:

- Inspect, lease, collect rents or manage your property;
- Repair or put in order any building on your property; or
- Complete the construction of any building on your property.

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

**C. Our expenses** - You will pay all our expenses of enforcing our rights. Our expenses include our costs of taking or keeping possession of your property, an allowance for the time and services of our and/or The Bank of Nova Scotia's employees utilized in so doing, our legal fees on a solicitor and own client basis and all other costs related to protecting our interest under this mortgage. All our expenses are immediately payable by you. Until paid our expenses will be added to the loan amount and will be a charge against your property. Interest is payable by you on our expenses at the interest rate payable on the loan amount until our expenses are paid to us in full. These expenses can be deducted from the net proceeds of any sale or lease of your property. If the net proceeds from the sale or lease do not cover our expenses, you must pay us the difference immediately.

**D. Sale of goods** - If you fail to:

- Make any payments to us when they are due; or
- Make any other payments that you are obliged to make to us under this mortgage;

we can distraint against your goods. This means we can take any goods on your property and sell them as permitted by New Brunswick law. The net proceeds from the sale will be applied to reduce the loan amount and the interest which is due and payable. Taking this action does not put us in possession of your property nor make us accountable for any money except the money we actually receive.

**E. Judgments** - If we obtain a court judgment against you for your failure to comply with any of your obligations to us under this mortgage, the judgment will not result in a merger of the terms of the judgment with our other remedies or rights to enforce your other obligations under this mortgage. We continue to be entitled to receive interest on the loan amount at the rate charged on the loan amount and at the same times as provided for in this mortgage. The rate of interest payable on any judgment until it has been paid in full shall be calculated and payable in the same way as interest is calculated under this mortgage and at the same interest rate paid on the loan amount until the judgment has been paid in full.

#### **16. DELAY IN ENFORCEMENT OF OUR RIGHTS.**

Any delay or extension of time granted by us to you or any other person, in exercising the enforcement of any of our rights under this mortgage does not affect our rights to:

- a) Receive all payments you are obliged to make to us, when they are due and payable.
- b) Demand that you repay the loan amount and all interest which is due and payable, on any default by you.
- c) Have you comply with all of your obligations to us under this mortgage.
- d) Have any other person comply with the obligations that person has to us under this mortgage.

#### **17. BUILDING MORTGAGE TERMS.**

If you are having any buildings or improvements constructed on your property you will have them constructed only according to plans and specifications approved in writing by us in advance. You must complete all such buildings or improvements as quickly as possible. We will make advances (part payments of the principal sum) to you based on the progress of the construction, until either completion and occupation or sale of your property. We will determine whether or not any advances will be made and when they will be made.

#### **18. RELEASING YOUR PROPERTY FROM THIS MORTGAGE.**

We may establish the terms for the releasing of our interest in all or part of your property, from this mortgage whether we receive value for our release or not. This means making a provision for discharging or partially discharging your property. If we release part of your property at any time from this mortgage, the rest of your property will continue to secure the loan amount and all interest payable to us under this mortgage. We are only accountable for money actually received.

If your property is subdivided before our interest in your property comes to an end, this mortgage will be secured by each part into which your property is subdivided. This means that each part will secure repayment of the total amount you owe us, even if we release another part of your property from this mortgage.

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 balance of the mortgage including any penalty, fee or interest to which we have a right under this mortgage or the relevant legislation.

We can release you, the guarantor or any other person from performing any obligation contained in this mortgage or any other security document, without releasing any part of your property secured by this mortgage or any other security. And any such release shall not release any other person from the obligations in this mortgage.

#### **19. RENEWING OR OTHERWISE AMENDING THE MORTGAGE.**

We may from time to time enter into one or more written agreements with you (or with any one to whom your property is transferred) to amend the mortgage by extending the time for payment, renewing it or its term for further periods of time, changing the interest rate payable under the mortgage or otherwise altering the provisions of the mortgage. Whether or not there are any encumbrances on your property in addition to the mortgage at the time the agreement is entered into, it will not be necessary to register the agreement on title in order to retain priority for the mortgage, as amended, over any instrument registered after the mortgage. Any reference in this set of standard charge terms to the mortgage means the mortgage as amended by any such agreement or agreements.

## **20. DISCHARGE.**

You will be responsible for registering and for the costs of registering any Discharge.

## **21. HEADINGS.**

Except as provided for in the General Regulation under the Land Titles Act, headings form no part of this mortgage. They are used so that parts of the mortgage can easily be referred to.

## **22. WHO IS BOUND BY YOUR MORTGAGE.**

You agree to observe and be bound by all of the terms and obligations contained in this mortgage. This mortgage will also be binding on your heirs, personal and legal representatives, successors or assigns, our successors, assigns or legal representatives and anyone else to whom your interest is transferred. As well, it will be binding on anyone to whom it is transferred from us. By signing this mortgage as mortgagor, you are collectively and individually (that is jointly and severally) bound to comply with all obligations under this mortgage.

## **23. GUARANTEE.**

In return for the mortgagee making this loan to the mortgagor, the guarantor guarantees the mortgagor's payments including interest, whether or not the interest rate is changed, and compliance with the mortgagor's obligations under this mortgage. If the mortgagor defaults in any payments or any other obligations, the guarantor will pay to the mortgagee all of the unpaid payments and comply with all of the obligations which have not been complied with by the mortgagor. The guarantor will be collectively and individually (that is jointly and severally) responsible with the mortgagor for all obligations under this mortgage.

It is understood that the mortgagee can without lessening the guarantor's liability and without obtaining the consent of or giving notice to the guarantor; grant any extensions of time for payment and extensions of the term of the mortgage, including any renewals of the mortgage or its term for further periods of time; increase the rate of interest payable under this mortgage, either during the initial term or in any subsequent renewal period; release the whole or any part of the property from the mortgage or any other security; otherwise deal with the mortgagor, any other person (including any guarantor), any security (including the mortgage) or the mortgagor's property, including discharging, releasing, realizing on or replacing any security we may hold; waive any provision of the mortgage or change any of the terms of the mortgage at any time during the initial term of the mortgage or in any subsequent renewal period. We may do all of this either before or after requiring payment from any person without affecting the guarantee. The mortgagee may require payment under this guarantee without first trying to collect from the mortgagor or any other person (including any guarantor) or any security (including the mortgage). The guarantee of this mortgage shall be binding upon the legal and personal representatives of the guarantor.

Where there is more than one guarantor, each guarantor agrees with the mortgagee to be collectively and individually (that is jointly and severally) responsible under this guarantee with any other guarantor and the mortgagor.

## **24. IF YOUR PROPERTY IS A CONDOMINIUM UNIT, YOU ARE TO COMPLY WITH THE FOLLOWING OBLIGATIONS.**

(In this paragraph, The Condominium Property Act 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.)

- A.** You will comply with all of the obligations contained in the mortgage except as they may be modified by the Act, the declaration, by-laws, and rules of the condominium corporation (the corporation) concerning your property and by the provisions contained in this paragraph.
- B.** You will comply with the Act, declaration, by-laws and rules of the corporation.
- C.** You will provide us with proof of your compliance from time to time as we may request.
- D.** You will pay the common expenses for your property to the corporation on the due dates. Or, if we exercise our right to collect your contribution towards the common expenses from you, you will pay the same to us, upon being so notified. We can accept a statement which appears to be issued by the corporation as conclusive evidence for the purpose of establishing the amounts of the common expenses and the dates those amounts are due.
- E.** You will forward to us any notices, assessments, by-laws, rules and financial statements of the corporation.
- F.** You will provide us, on request, with any documents and information that you receive from the corporation or are entitled to receive.
- G.** You will maintain all improvements made to your unit and repair them after damage.
- H.** You will not do or let anyone else do anything that lowers the value of your property.
- I. Insurance** - In addition to the insurance which the corporation must obtain, you must:
  - i) Insure all improvements which you or previous owners have made to your unit;
  - ii) Obtain insurance for those additional risks that we require;

- iii) Insure your common or other interest in 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 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;
- v) Provide us with proof that the required insurance is in force, as well as evidence of any renewal or replacement of the insurance, within fifteen full days before the insurance expires or is terminated;
- vi) Do all that is necessary to collect insurance proceeds.

Each of your insurance policies (and those of the corporation) must comply with the following:

- Your property must be covered against destruction or damage by fire and other perils usually covered in fire insurance policies for the replacement cost (the maximum amount for which it can be insured) in Canadian dollars;
- We may stipulate the risks and perils which must be covered and what amounts you must insure for;
- We may approve the insurance company; and
- We may say what terms the policy must contain.

With respect to the corporation's insurance, we have the right to have the insurance proceeds used, as permitted by law, to repair or rebuild the buildings or to repay the loan amount and interest which is due and payable in full or in part or both.

If you fail to insure your property as required in this paragraph, we can, but are not obliged to, obtain any insurance which you are required to obtain. What we pay for this insurance will immediately become payable by you to us. If any loss or damage occurs, you, on behalf of the condominium corporation and yourself, will provide us immediately, at your expense, with all necessary proofs of claim. You will also do all necessary acts to enable us to obtain payment of insurance proceeds. 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.

**J. You must pay certain other Expenses** - In addition to our other rights and remedies contained in this mortgage, you will pay to us on demand, 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);
- 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.

Where our expenses relate to other units as well as to your property, the amount you are required to pay will only be the expenses related to your property as we determine. All our expenses are immediately payable by you. Until paid our expenses will be added to the loan amount and will be a charge against your property. Interest is payable by you on our expenses at the interest rate payable on the loan amount until our expenses are paid in full to us.

**K. Voting Rights** - You authorize us to exercise your rights under the Act to vote, consent and dissent.

You also authorize us to exercise your rights to:

- Demand the corporation purchase your unit and common interest, where provided under the Act.
- Elect to have the value of your unit and common interest or that of the condominium property determined by arbitration.
- Receive your share of the corporation's assets and the proceeds from the sale of your 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. But you will do so according to any instructions we may give you. Before making a demand or election you must obtain our prior written approval. You must do this even if we do not have the right as between ourselves and the corporation, and even if we had previously arranged for you to exercise that right.

Nothing done under this paragraph puts us in possession of your 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. We may at any time revoke any arrangement we make for you to do anything you have authorized us to do.

**L. Our Additional Rights under this Mortgage** – You authorize us to do the following:

- i) Inspect your property at any reasonable time.
- ii) Do any needed maintenance or repairs after damage.
- iii) Inspect the corporation's records.
- iv) Remedy any failure of yours to comply with the Act or the declaration, by-law and rules of the corporation.

**M. Repayment of your Mortgage may be Accelerated** – The loan amount together with all interest which is due and payable and to which we are entitled becomes immediately payable, 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;
  - insure its assets if we so require and according to our requirements;
  - provide us with proof that the insurance is in force, if we ask for it, or
  - do all that is necessary to collect insurance proceeds;
- iii) The corporation does not in our opinion manage the condominium property and assets in a careful way;
- iv) The corporation fails to keep the corporation's assets in good repair and working order;
- v) The corporation makes any substantial modification to the common elements or the corporation's assets without our approval;
- vi) There has been substantial damage and the owners have voted for termination of the condominium;
- vii) A sale of the condominium property or any part of the common elements is authorized;
- viii) A court makes an order that the government of the condominium property by the Act be terminated;
- ix) The condominium property ceases to be governed by the Act;
- x) You fail to comply with your obligations in this paragraph.

Our rights will not be affected by the fact that we voted for or consented to the above termination, sale or order or to the condominium property not being governed by the Act.

**N. What we can do on Termination of the corporation** – If your property ceases to be governed by the Act:

- All the terms of this mortgage apply to your interest in your property;
- You authorize us to agree with anyone to a partition of the condominium property. We can also pay or receive money to ensure that the partition is equal. And, we can execute all documents and do all acts needed to carry out the partition;
- Any money received by us (after payment of all our expenses) will be applied to reduce your loan amount.

## **25. CHANGE IN MARITAL STATUS.**

The mortgagor covenants with the mortgagee that upon any change affecting the marital status of the mortgagor or the qualification of the lands as a marital home within the meaning of the Marital Property Act, the mortgagor will advise the mortgagee accordingly and furnish the mortgagee with full particulars thereof.

## **26. PREPAYMENT TERMS AND CONDITIONS.**

### **Prepayment Charges – Paying off your mortgage before the maturity date.**

You may prepay some, or the entire mortgage early, based on the type of mortgage you have. If we later agree to change or extend the terms of the loan, these prepayment conditions do not apply to the new renewal or extended term.

### ***Miss-a-Payment® Option***

You may miss any scheduled payment, as long as you have prepaid an amount equal to the amount of the payments you intend to miss in this term and your mortgage is not in default. You cannot, however, miss your Mortgage Protection premium, if applicable. Extra payments or prepayments may not be used to miss a payment if this mortgage is assumed by a subsequent purchaser.

### **Continuing Liability**

Unless you prepay the balance of the principal amount owing, you must continue to make your regular mortgage payments.

### ***If your mortgage does not provide for a Cap Rate and the Prepayment Type is Open***

If your mortgage payments are up to date, you may pay off some, or the entire principal amount of your mortgage, on any regular payment date. If you pay off the entire principal amount owing you must pay an administration fee of \$100 for each year or part of a year remaining in the term.

You may early renew this mortgage to a fixed rate, closed prepayment type mortgage for a term of 3 years or longer without a prepayment charge.

If you received a Cashback with your mortgage, the cashback amount will be payable as outlined below under the heading *Cashback*.

***If your mortgage provides for a Cap Rate and the Prepayment Type is Closed***

If your mortgage payments are up to date, you may increase your payments, or pay off some of your mortgage early in one of the three ways listed in the following chart. These options apply to partial prepayments only. The options are available each year and cannot be saved to use in a later year. Each year is defined as the 12 month period starting on the Term Start Date (also referred to as the Interest Adjustment Date) or the anniversary of that date. If your mortgage term is less than 12 months, these options are available in each term.

PREPAYMENT OPTIONS		
How	When	What it means
1. *by paying an extra regular mortgage payment (principal, interest and taxes)	on any regular payment date during the year	your principal mortgage balance will be reduced by that amount
2. *by paying up to 15% of the original principal amount of your mortgage	at any time (excluding day prepaid in full), sum total not to exceed the yearly maximum	
3. by increasing your regular mortgage payment by up to 15% of the principal and interest payment set for the term of the mortgage	once each year of the term of your mortgage	

\*Only items 1 & 2 qualify for the *Miss-a-Payment* option

**Prepayment Costs**

When you prepay some, or the entire principal of your mortgage, you will incur prepayment charges unless the partial prepayment is in accordance with the prepayment options chart above.

The charge to pay off some, or the entire principal amount of your mortgage early is 3 months' interest costs on the amount you wish to prepay. The interest rate used to calculate the 3 months interest is the Cap Rate. If you received a Cashback with your mortgage the cashback amount will be repayable as outlined below under the heading *Cashback*.

If this is a Progress Draw Construction Mortgage, the above prepayment terms and conditions do not apply during the construction period.

**Cashback**

If you receive a cashback with your mortgage the cashback amount will be repayable if your mortgage loan does not remain outstanding with us for the full term. If the mortgage is partially prepaid, paid in full, transferred, assumed, or renewed prior to the expiry of the term, the cashback amount will appear as payable in any assumption, discharge or early renewal statement and will be calculated on an even, prorated basis using the following formula:

$$\text{Cashback Repayment} = \frac{\text{Remaining Term in months (rounded up)}}{\text{Original Term in months}} \times \text{Cashback Amount Received}$$

## 27. EQUIVALENT RATES

The interest rate payable on the loan amount under the mortgage is calculated monthly not in advance. The table below sets out what would be the equivalent interest rate if the interest rate were calculated half-yearly not in advance.

Interest Rate per annum calculated monthly not in advance (%)	Equivalent Interest Rate per annum calculated half-yearly not in advance (%)	Interest Rate per annum calculated monthly not in advance (%)	Equivalent Interest Rate per annum calculated half-yearly not in advance (%)
2.0000	2.00835	11.125	11.38605
2.1250	2.13443	11.250	11.51699
2.2500	2.26057	11.375	11.64800
2.3750	2.38678	11.500	11.77907
2.5000	2.51306	11.625	11.91021
2.6250	2.63940	11.750	12.04141
2.7500	2.76580	11.875	12.17269
2.8750	2.89228	12.000	12.30403
3.0000	3.01881	12.125	12.43544
3.1250	3.14542	12.250	12.56692
3.2500	3.27208	12.375	12.69846
3.3750	3.39882	12.500	12.83008
3.5000	3.52562	12.625	12.96176
3.6250	3.65249	12.750	13.09351
3.7500	3.77942	12.875	13.22533
3.8750	3.90642	13.000	13.35721
4.0000	4.03348	13.125	13.48916
4.1250	4.16061	13.250	13.62118
4.2500	4.28781	13.375	13.75327
4.3750	4.41507	13.500	13.88543
4.5000	4.54240	13.625	14.01766
4.6250	4.66979	13.750	14.14995
4.7500	4.79725	13.875	14.28231
4.8750	4.92478	14.000	14.41474
5.0000	5.05237	14.125	14.54724
5.1250	5.18003	14.250	14.67981
5.2500	5.30776	14.375	14.81244
5.3750	5.43555	14.500	14.94514
5.5000	5.56341	14.625	15.07791
5.6250	5.69133	14.750	15.21075
5.7500	5.81932	14.875	15.34366
5.8750	5.94738	15.000	15.47664
6.0000	6.07550	15.125	15.60968
6.1250	6.20369	15.250	15.74279
6.2500	6.33195	15.375	15.87597
6.3750	6.46027	15.500	16.00922
6.5000	6.58866	15.625	16.14254
6.6250	6.71711	15.750	16.27593
6.7500	6.84564	15.875	16.40939
6.8750	6.97423	16.000	16.54291
7.0000	7.10288	16.125	16.67650
7.1250	7.23160	16.250	16.81016
7.2500	7.36039	16.375	16.94389
7.3750	7.48925	16.500	17.07769
7.5000	7.61817	16.625	17.21156
7.6250	7.74716	16.750	17.34550
7.7500	7.87621	16.875	17.47950
7.8750	8.00534	17.000	17.61358
8.0000	8.13452	17.125	17.74772
8.1250	8.26378	17.250	17.88193
8.2500	8.39310	17.375	18.01621
8.3750	8.52249	17.500	18.15056
8.5000	8.65195	17.625	18.28498
8.6250	8.78147	17.750	18.41947
8.7500	8.91106	17.875	18.55403
8.8750	9.04072	18.000	18.68865
9.0000	9.17045	18.125	18.82335
9.1250	9.30024	18.250	18.95811
9.2500	9.43010	18.375	19.09295
9.3750	9.56002	18.500	19.22785
9.5000	9.69002	18.625	19.36282
9.6250	9.82008	18.750	19.49786
9.7500	9.95021	18.875	19.63297
9.8750	10.08040	19.000	19.76815
10.0000	10.21066	19.125	19.90340
10.1250	10.34099	19.250	20.03872
10.2500	10.47139	19.375	20.17411
10.3750	10.60185	19.500	20.30956
10.5000	10.73238	19.625	20.44509
10.6250	10.86298	19.750	20.58068
10.7500	10.99365	19.875	20.71635
10.8750	11.12438	20.000	20.85208
11.0000	11.25519		

## SCHEDULE "D"

to a Mortgage made between

---

and **SCOTIA MORTGAGE CORPORATION** and dated \_\_\_\_\_

### PART ONE

#### EARLY PAYMENT.

The designated amount referred to in the early payment provisions of the optional covenants and conditions included in this mortgage is 105% of the original advanced amount under the mortgage.

### PART TWO

#### INTEREST.

**A. INTEREST RATE** - The interest rate payable by you on the loan amount is a variable rate, expressed as a rate per annum equal to the mortgagee's Variable Rate Mortgage (VRM) Base Rate with a variance of \_\_\_\_\_ % per annum. The mortgagee's Variable Rate Mortgage Base Rate varies from time to time, as the Prime Rate of The Bank of Nova Scotia varies.

If this is a Variable Rate Mortgage with a Cap Rate, the maximum interest rate payable by you on the loan at any time during the term will be \_\_\_\_\_ % per annum, calculated monthly not in advance. Your monthly payments will be calculated using this interest rate.

Interest is calculated monthly not in advance. Interest at this variable rate is payable on the loan amount both before and after the final payment date, default and judgment. The interest rate will vary automatically on the day the Bank of Nova Scotia Prime Rate changes. Wherever this mortgage refers to the interest rate payable on the loan amount, that expression means the base rate plus or minus the number of percentage points per annum set out above calculated and payable as set out above.

At the time you sign this mortgage the VRM Base Rate is \_\_\_\_\_% per annum and the interest rate payable on the loan amount (VRM Base Rate plus/minus the number of percentage points set out above) is \_\_\_\_\_% per annum calculated monthly not in advance which is equivalent to \_\_\_\_\_% per annum calculated half-yearly not in advance. Those interest rates will remain in effect after you have signed this mortgage until they are varied as provided under this clause A. The Optional Covenants and Conditions, Clause 27 to this mortgage set out interest rates calculated half-yearly not in advance which are equivalent to interest rates calculated monthly not in advance.

**CERTIFICATE OF ACKNOWLEDGMENT**

Province of \_\_\_\_\_ )

Country of \_\_\_\_\_ )

I, \_\_\_\_\_,  
a notary public duly commissioned, appointed and sworn in and for the \_\_\_\_\_  
of \_\_\_\_\_, residing therein and practising at \_\_\_\_\_  
in the \_\_\_\_\_ of \_\_\_\_\_ do hereby certify that on  
the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_

named in this mortgage personally appeared before me at \_\_\_\_\_  
and acknowledged to me that he (she) (they) signed, sealed, executed and delivered the mortgage as and for his (her)  
(their respective) act and deed to and for the uses and purposes therein expressed and contained.

IN WITNESS WHEREOF I, the Notary Public, have hereunto set my hand and affixed my notarial seal at the said  
\_\_\_\_\_ of \_\_\_\_\_ the day and year first hereinbefore  
written.

\_\_\_\_\_  
\*A Notary Public in and for \_\_\_\_\_

\* Acknowledgement must be taken before a notary public in and for the place where taken and he must impress his official seal here.

**AFFIDAVIT OF LEGAL AGE AND SPOUSAL STATUS**

Province of \_\_\_\_\_ )

Country of \_\_\_\_\_ )

I/We \_\_\_\_\_  
of \_\_\_\_\_ in the \_\_\_\_\_  
of \_\_\_\_\_ make oath and say:

- 1. The Marital Property Act is referred to in this Affidavit as the Act. I (We) have read the definitions of " spouse" \* and " marital home" \*\* below.
- 2. I am (We are) at least 19 years of age.
- 3.  We are spouses of one another.
- CHECK ONE BOX ONLY**  I was not a spouse at the time of making this mortgage.
- I am a spouse and \_\_\_\_\_ is my only spouse.
- I am a spouse.
- 4.  The property covered by this mortgage has never been occupied by me and my spouse as our marital home.
- CHECK ANY BOX WHICH APPLIES**  My spouse has released all rights to the property covered by this mortgage under Part II of the Act by a domestic contract.
- The property covered by this mortgage has been released from the application of Part II of the Act by an order under paragraph 23(1)(b) of the Act.

(SEVERALLY) SWORN before me ) X \_\_\_\_\_  
at the \_\_\_\_\_ )  
in the \_\_\_\_\_ of \_\_\_\_\_ )  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ ) X \_\_\_\_\_

\_\_\_\_\_  
A Commissioner of Oaths being a Solicitor

\*\*\* A Notary Public in and for \_\_\_\_\_

\* "Spouse" means a married person.  
\*\* "Marital home" means property that is or has been occupied by a person and his or her spouse as their family residence.  
\*\*\* Where affidavit is sworn outside New Brunswick, 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 AS TO EXECUTION BY CORPORATION**

Province of \_\_\_\_\_ )

Country of \_\_\_\_\_ )

I, \_\_\_\_\_  
of the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_  
of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_,  
make oath and say:

1. That I am the \_\_\_\_\_ of \_\_\_\_\_ (the "corporation") one of the parties named in the foregoing mortgage, and have the custody of the corporate seal of the corporation and am duly authorized to make this affidavit.
2. That the seal affixed to the mortgage purporting to be the corporate seal of the corporation is the corporate seal of the corporation and was so affixed to the mortgage by me as such \_\_\_\_\_ by order of the board of directors of the corporation.
3. That the signature " \_\_\_\_\_ " subscribed to the mortgage is my signature and in my own proper handwriting and the signature " \_\_\_\_\_ " subscribed thereto is the signature of \_\_\_\_\_, the \_\_\_\_\_ of the corporation. The \_\_\_\_\_ and the \_\_\_\_\_ are duly authorized signing officers of the corporation.
4. That when the corporation executed the mortgage, the ownership of a share or an interest in a share of the corporation did not entitle the owner thereof to the occupation as a marital home of the property described in the mortgage.

SWORN before me

at the \_\_\_\_\_ of \_\_\_\_\_ )

in the \_\_\_\_\_ of \_\_\_\_\_ )

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ )

X \_\_\_\_\_

\_\_\_\_\_  
A Commissioner of Oaths being a Solicitor

\*A Notary Public in and for \_\_\_\_\_

\* Where affidavit sworn outside New Brunswick, it must be sworn before a notary public in and for the place where sworn and he must impress his official seal here.

DATED \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(mortgagor)

TO

SCOTIA MORTGAGE CORPORATION  
(mortgagee)

c/o The Bank of Nova Scotia

Branch address \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Form A15  
**MORTGAGE**

\Standard Forms of Conveyances Act, S.N.B. 1980, c.S-12.2, s.2

Solicitor for the mortgagee