

Certificate of Independent Legal Advice

To: The Bank of Nova Scotia and Scotia Mortgage Corporation

On this _____ day of _____, I was consulted by
(DAY) (MONTH AND YEAR)

_____ in his/her presence alone as to the effect of
(FULL NAME OF PERSON RECEIVING ADVICE)
him/her executing the following (select one of the following, as applicable)***:

A mortgage in favour of Scotia Mortgage Corporation or The Bank of Nova Scotia for the principal amount of \$ _____ as security for the debts and liabilities of _____
(AMOUNT) (INSERT NAME OF BORROWER(S))
(collectively referred to as the "Borrower") to Scotia Mortgage Corporation or The Bank of Nova Scotia.

A guarantee of payment to Scotia Mortgage Corporation of The Bank of Nova Scotia of the debts and liabilities of _____ to Scotia Mortgage Corporation
(NAME OF BORROWER)
or The Bank of Nova Scotia <limited to \$ _____/>unlimited in amount> in connection with a mortgage given by _____ (collectively
(INSERT NAME OF BORROWER(S))
referred to as the "Borrower") to Scotia Mortgage Corporation or The Bank of Nova Scotia.

*** For purposes of providing independent legal advice, the Personal Credit Agreement Companion Booklet that applies to all of our mortgage loans, the standard charge terms for our mortgages and the form of guarantee agreement used in connection for mortgage loans are located at <https://www.scotiabank.com/ca/en/personal/mortgages/solicitor-forms.html> . If the customer has provided a commitment letter and not a personal credit agreement for the mortgage, the personal credit agreement will reflect financial terms and conditions for the mortgage loan shown in the commitment letter and incorporates the terms and conditions of the Personal Credit Agreement Companion Booklet.

I explained to him/her the nature of the document(s) described above and advised him/her fully as to the liability which he/she would incur by executing it/them. I also advised him/her fully as to the manner in which such liability could be enforced by Scotia Mortgage Corporation or The Bank of Nova Scotia. He/she has informed me and I am satisfied that he/she fully understands the nature and effect of executing the document(s) and that in executing the document(s) he/she is acting freely and voluntarily and not under any undue influence exercised by

(FOR A CORPORATE BORROWER, ADD THE WORDS "THE OFFICERS, EMPLOYEES OR AGENTS OF" BEFORE "THE BORROWER")
the Borrower or by any other person.

I have given this advice to _____ as his/her solicitor
(INSERT FULL NAME OF PERSON RECEIVING ADVICE)

and in his/her interest only and without regard to or consideration for the interest of the Borrower, Scotia Mortgage Corporation, The Bank of Nova Scotia or of any other person. I am not acting on behalf of the Borrower, Scotia Mortgage Corporation, The Bank of Nova Scotia or any other person in connection with this matter. I have confirmed that the person whose signature is witnessed below and to whom I provided independent legal advice is the same person referred to in this Certificate as having received advice.

SOLICITOR'S NAME (PRINTED)

SOLICITOR'S SIGNATURE

(SOLICITOR'S FIRM NAME AND ADDRESS)

Customer's Confirmation

I hereby acknowledge that all of the statements made in this Certificate are true and that _____

_____, in advising me herein, was consulted
(NAME OF SOLICITOR)
by me as my personal solicitor and in my interest only.

SOLICITOR'S SIGNATURE AS WITNESS

CUSTOMER'S SIGNATURE