PSV2 # 1003

September 19, 2016

Cost of Borrowing Information:

This is a summary only. Please refer to your Commitment Letter for additional details.

Mortgage Number:
8761731.1

Borrower(s):
Candace Jagarnauth

Address of Property to be Mortgaged:
1003 510 Curran Pl, Mississauga ON L5B0G4

Borrower(s) Mailing Address:
1003 510 Curran Place, Mississauga ON L5B0G4

Product Type	**Fixed Rate Mortgage**
Principal Amount	**$283,351.18**
Annual Interest Rate	**2.44%** Interest is calculated semi-annually, not in advance starting on the Advance Date. We calculate interest for each payment period using a factor that is equivalent to the annual Interest Rate. Interest is payable at the payment frequency you select.
Annual Percentage Rate	**2.516%** This reflects your Total Cost of Borrowing (ie. Interest + Total Applicable Charges) over the term of your loan, expressed as an annual percentage rate (APR).
Term	**5 Years** The term of the loan is closed, which means you cannot pay down more than your Prepayment Provisions without paying a penalty
Date of Advance	**January 11, 2017** This is the date your funds will be advanced. Interest will be calculated and charged from this date.
Payments	**$1,260.37, Monthly, Commencing February 11, 2017** Payments are comprised of both principal and interest.
Amortization Period	**25 Years**
Prepayment Privilege	The following Prepayment Provisions are available to you each year of the Term of the Loan (i.e. during the **12 month** period starting from the Interest Adjustment Date, and starting from each anniversary of the Interest Adjustment Date thereafter), provided you are not in default: a) **Increased Payment:** Once per year, you may increase the amount of the Regularly Scheduled Payment up to a maximum of **20%**. The maximum for each payment increase is calculated using the amount of the original Regularly Scheduled Payment in effect at the time of mortgage advance. b) **Lump Sum Payment:** You may make lump sum prepayments of **$100** or more on any Regularly Scheduled Payment date, provided the total of these Prepayments made throughout the year does not exceed **20%** of the original Principal Amount. If all or any portion of these privileges are not used in a particular year, they cannot be carried forward and used in a future year.

<table>
<tr><td>Prepayment Charges</td><td colspan="2">You may payout the entire outstanding balance of the Loan prior to the Maturity Date:
□ An Early Payout Penalty will apply.

<u>Early Payout Penalty</u>
The Early Payout Penalty is equal to the greater of the Three Months Interest Cost or the Interest Rate Differential Amount.

i. Three Months Interest Cost:
This cost is calculated by applying the Interest Rate being charged on your Loan, to the outstanding principal balance of the Loan, for a 3 month period.

ii. Interest Rate Differential Amount:
The Interest Rate Differential Amount is calculated by applying the difference between:
a) the interest Rate being charged on your Loan, and
b) the current best rate in effect at the time, which represents an interest rate being charged by us on a loan to a borrower with a term that is closest to the remaining Term of your Loan without reference to the early payout of the outstanding principal balance of the Loan.

This rate difference (between a and b) is then applied as an interest rate to the outstanding principal balance of your Loan, for the remaining term of your Loan without reference to the early payout of the outstanding principal balance of the Loan, to calculate the total amount of interest payable which is the Interest Rate Differential Amount.

If you request an Early Payout, you cannot exercise the increased payment privilege (outlined in section 9 of your Commitment Letter), until the Payout Statement expires.

<u>Cash-Back Repayment.</u> If you chose the Cash Back option at time of funding you will be responsible to repay the unamortized portion of the cash back paid to you.</td></tr>
<tr><td>Default Insurance</td><td colspan="2">$9,846.18</td></tr>
<tr><td>Other Fees</td><td colspan="2">To be charged when the transaction occurs:</td></tr>
<tr><td></td><td>Renewal[1]</td><td>No Charge</td></tr>
<tr><td></td><td>Mid-Term Change</td><td>$82</td></tr>
<tr><td></td><td>Hold-a-payment</td><td>$82</td></tr>
<tr><td></td><td>Return payments (includes but not limited
to NSF, Stopped payments, Funds Not Cleared)</td><td>$99.75</td></tr>
<tr><td></td><td>Covenant Change</td><td>$350</td></tr>
<tr><td></td><td>Qualified Assumption</td><td>$450</td></tr>
<tr><td></td><td>Non-Qualified Assumption</td><td>$1,000</td></tr>
<tr><td></td><td>Discharge[2]</td><td>$365</td></tr>
<tr><td></td><td>Government Charge for Discharge[2]</td><td>Varies by Province</td></tr>
<tr><td></td><td>Assignment/ Transfer[1]</td><td>$365</td></tr>
<tr><td></td><td>Second Request for Discharge Documents[1]</td><td>$100</td></tr>
<tr><td></td><td>Courier Fees</td><td>$15</td></tr>
<tr><td></td><td>Appraisal Fees</td><td>$250 - $350 (varies by geography)</td></tr>
<tr><td></td><td>Default Administration</td><td>$250</td></tr>
<tr><td></td><td>Bankruptcy Administration</td><td>$250</td></tr>
<tr><td></td><td>Payment of Condo Arrears</td><td>$150</td></tr>
<tr><td></td><td>Lapse in in Impairment Insurance</td><td>$250 every 3 months</td></tr>
</table>

Payment of Tax Arrears less than $1,000	**$75**
Payment of Tax Arrears greater than or equal to $1,000	**Greater of $150 or 10%**
Payment of Utility Arrears/ School Taxes (greater than $50) if separate from Tax Realty Municipality	**$50**
Tax Account Breakdown	**$75 per hour**
Tax Municipality Administration Fee	**Varies by Municipality**
Tax Account Cancellation Fee	**$75**
Records Research Fee	**$75 per hour**
Information Statement	**$20**
Additional Statement Reprint	**$25**
Repayment History	**$25 per hour**
Partial Discharge	**$250**

1. A fee can be charged in the event of poor repayment history.
2. Excluding Alberta and Quebec, where there is no fee; in Manitoba the fee is **$100** and in British Columbia the fee is **$75**.
3. In Manitoba the fee is **$87** and in Ontario the fee is **$74.72**, and in all other provinces there is no fee.
4. Excluding Quebec, where there is no fee; the fee in Newfoundland is **$50**, and the fees in Nova Scotia and PEI are **$25**.
5. In Ontario the fee is **$25.**

We will charge you other fees and Costs as applicable, which may include fees in connection with the administration of the Mortgage. These fees are a reasonable estimate of the Costs and expenses we will incur for actions taken or for disbursements or charges incurred by us as a result of a request by you, a failure by you to perform your Obligations under the Mortgage, or as a result of a default by you. The payment of a fee shall not be deemed to be a consent, waiver or release from any terms of your Mortgage (including any breach thereof by you) and we reserve all of our rights to enforce the original terms of your Mortgage, including any and all of our rights on your default. All of our fees are subject to change from time to time. You may retrieve up to date information about the nature and amounts of these fees at www.rmgmortgages.ca or by calling our Customer Service Centre. Changes in fees will be communicated to you in accordance with regulatory requirements.

Note A: We reserve the right to change our fees at any time, without notice.
Note B: Provincial taxes, if applicable, are in addition to all of the above fees.

CJ

September 19, 2016

Dear Client,

Thank you for choosing RMG Mortgages a division of MCAP Financial Corporation ("RMG Mortgages") for your financing needs. This letter constitutes RMG Mortgages' commitment to you. It is supplemented by Additional Provisions in the Mortgage, which has been or will be registered on the title to your Property. If there is any inconsistency between the terms of this letter and the Mortgage registered on title, this letter prevails. This Commitment Letter is personal to you and may not be transferred. For your convenience, RMG Mortgages may also be referred to as "MCAP", "we", "us" or "our". Your Mortgage details are as follows:

Mortgage Number:	8761731.1
Type of Loan/ Priority Ranking:	First
Address of Property to be Mortgaged & Legal Description:	1003 510 Curran Pl, Mississauga ON L5B0G4

Borrower(s):
Candace Jagarnauth

Mailing Address of Borrower:
1003 510 Curran Place, Mississauga ON L5B0G4

(A) DATES AND TIME PERIODS

Acceptance Date: [date by which you must accept the terms of this letter]	September 29, 2016
Funding Requirements Date: [date by which requirements in section B must be satisfied]	January 01, 2017
Advance Date:	January 11, 2017
Interest Adjustment Date:	January 11, 2017
First Regular Payment Date:	February 11, 2017
Maturity Date:	January 11, 2022
Term: Closed	5 Years
Amortization Period:	25 Years

(B) WHAT WE REQUIRE TO FUND THE LOAN

In order to advance the Principal Amount on the Advance Date, we require the following by January 01, 2017.

CJ

Borrower(s) Guarantor(s) Initials