



Fixed Rate Mortgage - Loan Approval 39-306
MAN

Travis Brown
3B-89 Gowan Street
Barrie, Ontario
L4N 2P2

Mortgage Loan No. IGMA-8855
August 23, 2011

Travis Brown

Thank you for choosing us to assist with your mortgage financing needs. We are pleased to advise that your mortgage loan has been approved based on the following terms and conditions:

Applicant..... Travis Brown
Guarantor..... N/A
Mortgage/Lender..... Investors Group Trust Co. Ltd.
Subject Property Address..... 39 - 306 Fernside Drive, Barrie, ON, L4N 8K1
Legal Description..... unit 306, p-51m-959

Principal Loan Amount	\$235,247.96 This is the total loan amount we have agreed to lend to you, which includes the amount of the Insurance Premium (if any) applicable to this loan, and which you have not paid for separately.
Annual Interest Rate	Rate to be Set This is the annual interest rate for your mortgage. This interest rate is a fixed rate for the Term of the mortgage, and will be compounded semi-annually, not in advance and charged monthly.
Annual Percentage Rate	Rate to be Set This is the annual rate of interest for a whole year that is charged for borrowing, if all payments are made on their due date and assuming the interest rate remains unchanged. This annual rate of interest represents the actual yearly cost of your mortgage over the Term, which includes any fees or additional costs associated with the transaction, as may be required by the Lender.
Term	60 Months Your mortgage Term is the number of months that we have agreed to loan you the Principal Loan Amount at the interest rate specified in this Loan Approval Letter. At the end of the Term, the Lender may offer a renewal of this mortgage at its then current interest rates and terms, and you may choose to accept or refuse the renewal. See Maturity Date below for more information.
Advance Date	December 15, 2011 This is the date the Net Loan Amount will be advanced to you or your representative (as you have specified and agreed to) on your behalf. See Net Loan Amount below for more information. Interest will be calculated and charged from this day forward.
Payments	Principal and Interest To be Set Accelerated Biweekly

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	<p>This is the Principal and Interest portion of your payment based on your selected payment option.</p> <p>Tax Installment \$0.00</p> <p>If we are collecting property taxes on your behalf, this is the amount that we will be collecting with each payment.</p> <p>Total Regular Payment To be Set</p> <p>This is the total payment amount that will be withdrawn from your bank account based on the payment option that you have selected. This includes Principal and Interest, as well as any property taxes (if any) that we are paying on your behalf.</p> <p>First Payment Date</p> <p>Your first payment date (based on the payment frequency you selected) is December 29, 2011.</p>
Amortization Period	<p>25 years</p> <p>This is the amount of time it will take you to pay the full amount of your mortgage loan, if you choose to make your mortgage payments once a month and all payments are made on their due date assuming the interest rate remains unchanged.</p>
Prepayment Privilege	<p>Without paying a penalty, once per calendar year, you may:</p> <ul style="list-style-type: none"> • Pay a lump sum of up to 15% of the Principal Loan Amount toward your outstanding loan amount. • Increase your original monthly payment (Principal and Interest only) by up to 15% of the original payment amount. • Double your regular monthly payment (Principal and Interest only) on any regular payment date. <p>If you do not exercise these options during any calendar year, you cannot carry it over to any future calendar year.</p>
Prepayment Charges	<p>You may pre-pay more of your mortgage than the Prepayment Privilege allows, however, you agree to also pay us any interest owed up to the date that you are making this payment, plus a prepayment charge that is the greater of:</p> <ul style="list-style-type: none"> • Three (3) months interest on the excess amount being prepaid; or • Interest for the remainder of the term on the excess amount being prepaid calculated using an interest rate differential. The interest rate differential between your interest rate and our current reinvestment rate. <p>If your Term is greater than five (5) years, after the fifth anniversary, you agree to pay us any interest owed up to the date that you are making this payment, plus three (3) months interest on the excess amount being prepaid.</p> <p>If your Term is open, you may prepay at any time, a minimum of \$100.00, however, you agree to also pay us any interest owed up to the date that you are making this payment.</p>
Insurance Premium	<p>\$6,296.17</p> <p>This premium is for mortgage default insurance. Mortgage default insurance is always required when you are borrowing more than 80% of the value of your property. Based upon our lending criteria, mortgage default insurance may also be required in cases where the Principal Loan Amount is 80% or less than the value of your property.</p>

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Other Fees	The fee to discharge a mortgage is \$200.00. The fee to transfer a mortgage is \$225.00. The fee for a dishonored cheque is \$35.00. These fees are subject to change without notice.
Net Loan Amount	This is the amount we will advance directly to you or to your representative on your behalf. It is the Principal Loan Amount, minus any Insurance Premium (or similar fees paid to our service providers), any accrued interest to the Advance Date (if applicable), and any other deductions outlined under the Conditions section of this Loan Approval Letter.
Total Cost of Borrowing	To be Set This is the total amount of interest you will pay during the Term, based on the payment option that you have selected.
Approval Expiry	To be Set If we have not advanced your Net Loan Amount by this date, the interest rate may change, and we may require additional or updated information from you prior to proceeding. We are under no obligation to advance the Net Loan Amount, or any part of it, after this date.
Interest Adjustment Date	December 15, 2011 The Interest Adjustment Date is the date from which interest on the Principal Loan Amount is calculated. This date is usually one payment period before regular mortgage payments begin. Interest due, from the date your mortgage is advanced to the Interest Adjustment Date, will be deducted from the loan proceeds (See Net Loan Amount).
Maturity Date	December 15, 2016 This is the day your Term expires. The balance of the Principal Loan Amount may be renewed at then current market rates and conditions of the Lender, or your mortgage can be paid in full without incurring Prepayment Charges.
First Monthly Payment Date	January 15, 2012 A monthly payment date will appear on your mortgage document even if you have not selected a monthly payment.
Monthly Principal and Interest	To be Set This monthly Principal and Interest payment amount will appear on your mortgage even if you have not selected a monthly payment.

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GENERAL TERMS AND CONDITIONS

The following terms and conditions apply to your loan:

- In these terms and conditions, "you" and "your", means each Applicant(s) and Guarantor(s) named herein, as applicable. "We", "us" and "our" refer to the Mortgagee/Lender or its successors and assigns.
- This Loan Approval Letter extends and will become part of the mortgage on your property.
- This Loan Approval Letter will be binding upon your heirs, executors, personal representatives, administrators and assigns.
- You agree that all subsequent purchasers of your property shall be absolutely bound by the terms and conditions of this Loan Approval Letter and the mortgage.
- You agree to pay our administration fees for the proper management of your mortgage. If you do not pay these fees, you understand that we may add them to the principal balance of your mortgage, or collect them through your tax account.
- In order to help you with your financial security, and to bring to your attention available financial products and services, you authorize the sharing of information contained in this Loan Approval Letter and mortgage with our affiliates.
- You waive the requirement for advance disclosure, consent or acknowledgement for those jurisdictions which require that we provide to you, or obtain from you, advance disclosure, consent or acknowledgement prior to entering into a mortgage agreement.
- The parties to this mortgage loan have requested this Loan Approval Letter be drafted in English. Les parties ont requis que ce Contrat soit rédigé en anglais. (Québec only.)
- Each payment that you make will be applied first to any costs of collection, then to bring current any accounts held for third parties, such as a tax account, then to the accumulated interest and then to the outstanding Principal Loan Amount. Any prepayment will be applied to reduce the Principal Loan Amount and will not be applied to reduce your regular payment amount obligations.
- You will receive the benefit of the lower of the interest rate as set out in this Loan Approval Letter, or our interest rate in effect on the Advance Date of your mortgage, for the Term that you have selected.
- You have the option at any time during the Term to renew your mortgage, for a further term of up to five (5) years, as long as the renewal term selected is longer than your remaining Term. This option is available if you are not in default and if we have sufficient funds for the renewal term you have selected. If you choose to renew your Term early, the interest rate payable during the renewal term will be the rate of interest then charged by us for fixed rate closed mortgage loans for the renewal term you have chosen. A blended interest rate, or a penalty, as determined by us, may apply. Our normal underwriting requirements and related costs will apply.
- This Loan Approval Letter and the loan proceeds are personal to you and may not be transferred to anyone without our prior consent, which may be arbitrarily withheld.
- If you sell this property and purchase a new single family residence, you may transfer the outstanding Principal Loan Amount and Interest Rate of your mortgage to your new property. If additional money is required under the mortgage for the new purchase, an interest differential or blended rate may be applicable. Our normal underwriting requirements and related costs will apply.
- For purposes of the Interest Act of Canada or similar provincial legislation and for determining any Prepayment Privileges, the original mortgage is deemed to be dated as of the renewal date of the mortgage or as of our most recent advance.
- If you do not renew or repay your mortgage loan at the Maturity Date or if a regular payment is not paid when due, charges may be imposed to recover the costs reasonably incurred, including, without limitation:
 - costs for processing a cheque or other payment instrument that was dishonoured;
 - costs for realizing on the mortgage, protecting the mortgage or exercising any of our remedies under the mortgage, including, without limitation, the cost of legal services (including fees and disbursements) retained for that purpose;or

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- costs for legal services (including fees and disbursements) retained to collect or attempt to collect the payment.
- Should the property taxes fall into arrears, the Lender reserves the right to take over the payment of property taxes and bill such amount to you with your regular payment amount. Any fees and penalties incurred as a result of the property tax arrears will be your sole responsibility.
- You are responsible for any costs relating to the mortgage including, without limitation, legal fees and disbursements, appraisals, surveys, title insurance or inspection fees, unless otherwise specified in this Loan Approval Letter.
- Investors Group reserves the right to amend or cancel this Loan Approval Letter if the documentation received is not satisfactory or if it differs from the information provided in the mortgage application.
- **ERRORS AND OMISSIONS EXCEPTED**

CONDITIONS

This Loan Approval Letter is conditional upon receipt of the following:

The conditions listed below must be met, and the requested documents must be received in form and content satisfactory to the Lender, no later than five (5) days prior to the Advance Date. Failure to meet these conditions and provide these documents may delay the advance of this loan to you or your representative on your behalf, or void this Loan Approval Letter.

Borrower

- Receipt of the void cheque and completed Personal Pre-Authorized Debit ("PAD") Agreement of the Mortgage Application is required prior to funding. If the owner of the designated bank account is someone other than the applicant/co-applicant (or guarantor), the account owner must sign as 'Other' in the Signature section of this Personal Pre-Authorized Debit Agreement.
- We will be instructing the lawyer directly and requesting the completion of our standard Solicitor's Report and Opinion. Although the lawyer will be acting on our behalf to ensure all details of the mortgage transaction are carried out properly, the lawyer will not necessarily be unable to act for you. Please contact the lawyer directly, if you have any questions in this regard.
- The interest rate on this mortgage will be established 90 days prior to the sale closing and final funding of the mortgage.
- The tax clause in the mortgage document will not be deleted but, with our consent (which may be withdrawn at any time), you may directly pay all realty taxes on the Property by their due date, but you must provide us with copies of receipts showing payment in full. If evidence of tax payment is not received, this information may be requested directly from the municipality and any costs incurred as a result will be charged to the mortgage account. This Tax Waiver will survive the execution and registration of the mortgage.
- Where the Advance Date is prior to the Interest Adjustment Date, an Interest Adjustment payment will be required on closing. You are solely responsible for this payment as it will be deducted from the Advance Amount.
- A picture that evidences the property provides an acceptable security to our company.
- PST of \$503.69 will be deducted from proceeds.
- Satisfactory update of credit report 30 days prior to possession.
- If an Investors Group Consultant helped you arrange this mortgage, I.G. Investment Management, Ltd. may pay a referral fee of not more than 1/2 of 1% of the Principal Loan Amount of the mortgage to the Consultant for their efforts.

Solicitor

- Solicitor/Notary to confirm there is no secondary financing registered against the subject property.

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- Prior to advancement of funds, the solicitor is to obtain an Occupancy Certificate confirming that has been inspected and approved for occupancy and/or the signed New Home Warranty. The security must be 100% complete by the mortgage funding date, seasonal adjustments allowed. A copy of the occupancy permit must be submitted to the solicitor's office prior to the release of the Builders Lien Holdback and/or the final advance.
- Satisfactory applicable condominium documentation (estoppel certificate, by-laws, financials, etc.) must be reviewed and approved by our solicitor/notary. The solicitor/notary is responsible for advising the lender if all maintenance fees or other payments required by the condominium corporation are not paid to date. The solicitor/notary must ensure that the residential unit, together with any other unit intended for use with it, is secured by the mortgage in favour of the lender. The solicitor/notary must ensure that the unit has the use of a parking space or that a parking space forms part of the unit. The solicitor/notary must ensure that the condominium corporation maintains appropriate fire and casualty insurance coverage over the common elements, and that the borrower has appropriate coverage for the exclusive use and interior elements of the property.
- Lawyer/notary must confirm that the mortgage is a valid first charge on the subject property.

If you have any questions regarding your mortgage, please call your Mortgage Planning Specialist, **Frank Doruiter @ (780) 488-3828**.

I.G. INVESTMENT MANAGEMENT, LTD.

Michael Pineau
Mortgage Underwriter
447 Portage Avenue
Winnipeg, Manitoba R3C 3B6

Mortgages are offered through I.G. Investment Management, Ltd. * Investment Group Trust Co. Ltd. is licensed to lend in all jurisdictions in Canada. Inquiries will be referred to a Mortgage Planning (Agent) Specialist.

*In the Province of Ontario, Mortgage Brokerage Licence #10366 and Mortgage Administrator Licence #31256.

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