COST OF BORROWING DISCLOSURE STATEMENT
(Conventional or High Ratio Fixed Interest Rate Mortgage Loans)

Borrower(s) ("you"): Sheima Siyam

Mortgage No: 4217410

Property Mortgaged/to be mortgaged: 3525 Kariya Drive Mississauga

We are pleased to provide you with the following information in respect of the:

Mortgage Loan Agreement dated November 26, 2010;

Please read this Disclosure Statement carefully, and advise us if you require any further details.

Principal Amount	$294,320.00 This is the Principal Amount.
Annual Interest Rate	The mortgage interest rate is 3.400%, calculated semi-annually not in advance.
Annual Percentage Rate	3.430%. This is your total cost of borrowing for this mortgage loan expressed as an annual percentage rate for the Term.
Term	60 months The Interest Adjustment Date is 14Feb2011. The principal amount and interest will be payable in monthly payments of $1,453.96, with the first payment being due 14Mar2011 after the Interest Adjustment Date. The Term ends on 14Feb2016. This is the Balance Due Date. This is a CLOSED mortgage loan. You cannot pay down more than your Prepayment Privileges permit (as described below) or pay out the mortgage loan in full before the Balance Due Date.
Date of Advance	14Feb2011 This is date your funds will be advanced. Interest is calculated and charged from this **Date of Advance.**
Payments	Payment Amount: $1,453.96 principal and interest payable monthly. Each payment is first applied to the accumulated cost of borrowing (including interest accrued since the last payment) and then to reduce the outstanding Principal Amount.
Amortization Period	300 months This is the time period it would take to pay off your mortgage loan in full based on the frequency and amount of your payments and the annual interest rate. An amortization table is provided with the Disclosure Statement.
Prepayment Privileges	You may pay more than your regular payments without charge as follows: CLOSED MORTGAGE: Notwithstanding that prepayments of principal may not be permitted under the terms of the said charge, the following privileges of prepayment shall apply for the term of the mortgage: (a) In any calendar year in which you have not requested the Credit Union to either permit you to payout the mortgage in full, or renew it early, prior to the maturity date, and only when you are not in default hereunder, you shall have the privilege of paying an additional amount of principal not in excess of twenty (20%) per cent of the original amount without notice, bonus or penalty. Each permissible pre-payment may be made on a regular payment date, and shall not be less than $100. If you do not fully use this privilege in a calendar year, you cannot carry forward any unused portion of the privilege to any following calendar year. (b) If this charge was transferred to MCU from another financial institution, the amount of the privilege shall be 20% of the principal balance at the date of the transfer. (c) You shall have the further privilege of increasing the monthly payment as