HOME TRUST

1288-200 Granville St.
Vancouver, BC V6C 1S4
Tel: 604.484.4663 / 1.866.235.3080
Fax: 604.484.4664 / 1.866.564.3524
www.hometrust.ca

January 9, 2017

Nadia Sehra
TMACC - Capital Finance and Mortgages
7301 Terragar Blvd
Mississauga ON L5N 7L8

Dear Nadia Sehra,

RE: Residential First Mortgage Number: 10303961

Based upon and subject to the accuracy of information furnished to us, we undertake to provide mortgage financing, subject to the following terms and conditions set out below, and on Schedules "A" & "B" & "C"(if applicable), which schedules forms part of this Commitment.

Type of Mortgage: **Residential First Mortgage**

Main Borrower Name: **Mr. Alen Vukobrad**
Property Address: **1104-510 Curran Place, Mississauga, ON L5B 0H4**

LOAN AMOUNT $280,400.00

Term (Months)	Interest Rate	Repayment Principal and interest	IAD Date*	Commitment Fee	Amortization Period (Months)	Initial
60	F 2.79%	$1,296.95	May 1, 2017	$0.00	300	A.V.

**** By signing this commitment you are acknowledging that the interest adjustment date may change if the final funding date changes***

Payments due under this mortgage will be made by a pre-authorized debit system. **This mortgage will be paid monthly unless otherwise indicated by the Borrower and authorized by Home Trust Company on the Schedule A attached herein.**

Your acceptance of this Commitment will be your undertaking to pay these costs together with all legal costs and fees incurred, whether or not this Charge/Mortgage is advanced. Please reference registered Standard Charge Terms No. 200727(Ont), MT080096(BC), 081099755(AB North), 081099755(AB South), 3596340(MB), HTC1590(NB).

SOLICITOR to be approved by Home Trust will be appointed to act on our behalf in this transaction. All documentation including, but not limited to, delivery of evidence confirming valid title insurance with applicable schedules from a title insurer approved by Home Trust Company and fire insurance must be acceptable to us prior to the advance of funds. Prior to closing, the solicitor is instructed to notify Home Trust, and the relevant Underwriting Department of the title insurer, of any concerns the solicitor may have regarding the identity of the borrower, the validity of prior registered instruments (particularly transfers and discharges), and any other matters that may affect the title of the subject property and/or the enforceability or priority of Home Trust's mortgage. In these circumstances, the solicitor may not proceed to complete the transaction until such time as the solicitor has obtained both the title insurer's and Home Trust's written authorization to proceed.

IN ALL MATTERS, TIME SHALL BE OF THE ESSENCE.
This Commitment is open for your acceptance until the Commitment Acceptance Date after which time/date this Commitment will be null and void. This Commitment, if accepted is valid until the Final Funding Date after which time/date this Commitment will be null and void.

The Borrower(s) and Guarantor(s) hereby consent(s) to Home Trust Company obtaining credit and/or personal information on the Borrower(s) or Guarantor(s) from any source and each such source is hereby authorized to provide such information to Home Trust Company. Note: In British Columbia this consent allows information on a spouse to be included in any report.

Commitment Acceptance date:	January 16, 2017
Final Funding Date:	April 5, 2017

I/we the undersigned hereby declare that I/we are not acting on behalf of a third party and that the account referred to herein does not have any beneficial owners.

ACCEPTED THIS 10 day of February, 2017

Mr. Alen Vukobrad

Per: ______________________________
Brent Szucs
Mortgage Originator
Originations - Accelerator
Tel: 1(416) 933-4906
HOME TRUST COMPANY

Schedule "A"

Mortgage No.: 10303961

Main Borrower Name: Mr. Alen Vukobrad

PLEASE NOTE: Funds for this Loan will not be advanced by Home Trust Company until all of the following conditions are met and maintained until funding. Home Trust Company may terminate the Commitment or decline to advance all or any part of the Mortgage until these conditions are satisfied to Home Trust Company's satisfaction.

This Commitment is subject to:

A satisfactory inspection by Home Trust Company, separate and apart from the appraisal.

Please supply the following:
Broker to provide complete signed agreement of purchase and sale with all schedules, amendments and signature. Any cash back from the builder will be deducted from the purchase price. If applicable, copy of assignment of purchase with builder's acceptance. Proof of original deposits to builder was made by the assignee(s).
- Home Trust reserves the right to request for more documents if necessary.
Solicitor to provide statement of adjustment confirming the civic address, purchase price, (condo fees if applicable) and property taxes prior to closing.

Broker to confirm monthly mortgage payment (secured line of credit(s), private mortgage(s), condo fees (if applicable) and property taxes (outstanding balance must be paid prior to closing) via statements of the property located at Unit #305 4065 Brickstone Mews, Mississauga with current lease agreement(s) confirming rental income of $2300 a month for 2 years. For private mortgage(s) 6 months bank statements is required showing mortgage was paid as agreed (no NSF) (if applicable)

Broker to provide market rents via a certified appraiser for the property located at Unit #305 4065 Brickstone Mews, Mississauga confirming monthly economic rent is at least $2300 mth

Solicitor to undertake Spousal Consent as Marital Home

Satisfactory interview with the borrower(s)/mortgagor(s) to be conducted at a mutually convenient time.

The Loan includes all the terms of Home Trust Company's standard mortgage loan form, a copy of which is provided to each Borrower and Guarantor.

Prior to funding, we require evidence by way of Statutory Declaration from the Mortgagor(s) that the premises being mortgaged are not and never have been insulated with urea formaldehyde foam insulation.

Verification of income for Mr. Alen Vukobrad stating a minimum annual net income of $130,000.00 by way of current dated salary letter(s) and a current dated paystub(s).
Also required: If paid hourly, or if part-time, overtime, bonuses, tips are included, we need most recent 2 years NOA#sand 2 years T4#s to calculate theaverage. If client is paid by cheques, 3 months bank statements showing payroll deposits will be required. (A verbal verification will be done).
- Home Trust reserves the right to request for more documents if necessary. (Federal NOA can be requested online at http://www.cra-arc.gc.ca/esrvc-srvce/tx/ndvdls/myccnt/menu-eng.html

Verification of cash downpayment, in a form satisfactory to Home Trust Company, in the amount of $70,500.00 by way of copy of bank book or bank statements, GIC, RRSP, etc. (minimum 90 day history required to show accumulation of funds)

The following additional down payment requirements apply:
Home Trust requires 90 day bank statements to verify accumulation of down payment and closing costs (1.5% of the purchase price). Copy of the most recent investment statement (RRSP, GIC) along with 90 day history prior to closing and must be deposited into Mortgagor(s) account prior to closing.
- Home Trust reserves the right to request for more documents if necessary

Executed Mortgage Loan Application for ALL Mortgagor(s) and Guarantor(s).

Fully executed copy of Agreement of Purchase and Sale, including all Schedules.

Statutory Declaration with respect to 1104-510 Curran Place, Mississauga, ON L5B 0H4 being owner occupied and not tenanted.

Solicitor to confirm no secondary financing is being placed on closing.

Solicitor to confirm a minimum cash downpayment for:
- 1104-510 Curran Place, Mississauga, ON L5B 0H4 in the amount of $70,500.00
is on deposit in trust.

Prior to funding, delivery of evidence that a valid title insurance policy with applicable schedules has been placed with a title insurer approved by Home Trust Company.

Solicitor to provide clear Execution Certificate with Final Report.

A copy of the New Home Warranty

In addition to the regular monthly payments, we will collect one twelfth of the annual taxes monthly (approx. $292.50). This amount is subject to change, based on taxes levied during the term of this mortgage.

Solicitor is instructed to remit payment with respect to the total current year's interim tax bill at the time of the advance, together with outstanding tax arrears, if any.

Mortgage Insurance Approval.

Prior to closing, it is a condition of this commitment that the borrower(s) provide a copy of the Statement of Mortgage/Disclosure Statement fully executed by all parties involved.

It is a condition of this commitment that the solicitor confirms that (i) they have reviewed and verified the identity of the mortgagor(s) and any spouse consenting to the mortgage by means of 2 pieces of identification (one MUST be Primary Identification) acceptable to the mortgagee (ii) the identification appears to be genuine (iii) the identification belongs to the mortgagor(s) and consenting spouse and (iv) copies of the identification showing a true likeness of the originals will be

Initials A.V.

submitted to the mortgagee. Home Trust's accepted forms of identification will be communicated to the solicitor upon instruction.

Receipt of a signed Pre-Authorized Cheque form and voided blank cheque to permit Home Trust Company to collect Mortgage payments by direct debit to the Borrower(s) bank account.

Prior to funding we will require confirmation that a surplus exists in the Condo Reserve fund. This is to be provided through copies of the condo financial reports or through the acting Solicitor.

A new credit bureau will be run 30 days prior to the advance of funds. The credit must remain the same as or be better than the credit bureau run at the date of approval of the transaction. Should the credit not remain the same, this commitment will be subject to review and terms and conditions may be changed accordingly.

PAYMENT FREQUENCY All mortgage documentation will be registered using a monthly repayment amount. This mortgage will be repaid monthly unless another payment frequency is indicated below. Such payment frequency is subject to authorization by Home Trust Company and may be changed at the discretion of Home Trust Company. Your payment frequency will be confirmed to you in writing upon funding of this mortgage. PLEASE INDICATE THE MORTGAGE PAYMENT FREQUENCY BY INITIALLING BELOW.

A.V.________ MONTHLY (12 Payments per year)

__________ BI-WEEKLY (26 Payments per year)

__________ BI-WEEKLY ACCELERATED (26 Payments per year)

Prepayment Privilege:
You may pay more than your regular payments without charge as follows:

(a) You may once in each year of the term, at any time, increase your regular payment amount by up to 20% of the principal and interest payment set out in the mortgage. Your request to increase the payment amount must be made at least 5 days before the regularly scheduled payment date on which you want the increase to be in effect.

(b) You may pay up to 20% of the original principal amount of the loan each year without a prepayment charge. Prepayments can be made at any time, but must be in the amounts of at least $500. Prepayment privileges for one year do not carry forward to future years.

Prepayment charge:
You may pay off the mortgage loan in full at any time with payment of a Prepayment Charge that is the greater of:

(i) **3** months interest at the interest rate of the loan calculated on the loan amount being prepaid; or,

(ii) the amount, if any, by which the interest at the rate of the loan exceeds interest at the current lowest posted Accelerator rate. The amount is calculated from the date of prepayment to the balance due date of the mortgage loan on the loan amount being paid.

Schedule "B"
CONDITIONS

PAYMENT BY P.A.C.	The Borrower(s) agree(s), by acceptance of this Commitment, to provide the mortgage payments by "Pre-Authorized Cheque Plan". Please complete and return the attached PAC form and a blank sample cheque with your acceptance of this Commitment.
ACCRUED INTEREST	Accrued interest calculated from the date that this mortgage is advanced to the Interest Adjustment Date will be deducted from the gross funds advanced. The Interest Adjustment Date is set one month prior to the First Payment Date.
ASSIGNMENT OF COMMITMENT	Neither this Commitment nor the proceeds of the Charge/Mortgage loan are assignable by the Borrower(s) without our express written consent.
CREDIT RATING	Receipt of an updated credit rating acceptable to Home Trust Company. The credit rating must be the same or better than the rating obtained when this Commitment was given. In the event the credit rating is less favorable, the terms and conditions of this Commitment will be subject to revision and the Loan may not be advanced.
FIRE AND OTHER INSURANCE	Receipt of a copy of the fire and extended insurance policy for the Property, in form and substance acceptable to Home Trust Company, with an insurer approved by Home Trust Company for the full replacement value of the Property. Co-insurance is not acceptable. The insurance shall be assigned to Home Trust Company. If the Property is heated by oil, Home Trust Company must receive confirmation from the insurer that they are aware the property is oil heated. For BC, with the exception of the Okanagan Region, Home Trust will require earthquake insurance on the subject property.
LEGAL AND OTHER COSTS AND FEES	All legal, appraisal, title insurance and fire insurance premiums and other costs and fees incurred in connection with this Loan (including those identified on the first page of this Commitment) are payable by the Borrower(s) whether or not this Loan ultimately is completed and the funds advanced.
REGULATIONS	Confirmation, in form and substance satisfactory to Home Trust Company, that the Property complies with all municipal, provincial and federal statutes, regulations and requirements. This requirement is waived by delivery of the title insurance policy with applicable schedules covering such compliance matters.
PREPAYMENT RESTRICTIONS	It is intended and agreed that the Charge/Mortgage loan may not be prepaid prior to the maturity date unless provided herein as a privilege.
SURVEY REQUIREMENTS	Receipt of an acceptable certificate of location and survey plan showing the land area of the Property and the location of the buildings, other improvements, servitudes or rights-of-way thereon. This certificate of location and survey plan is to be prepared, dated and signed by a duly qualified land surveyor. This requirement is waived by delivery of the valid title insurance policy with applicable schedules covering such survey matters.
TAXES	All realty/provincial and municipal real property taxes/local improvement taxes shall be paid as set out in Schedule "A" hereto.
PURCHASER APPROVAL	Home Trust Company may require that the Loan be immediately prepaid with the applicable prepayment indemnity if the Borrower(s) sell(s), transfer(s) or otherwise dispose(s) of the Property or any interest therein to a purchaser not approved by Home Trust Company in writing.
STANDARD CHARGE TERMS	The Charge/Mortgage is deemed to contain all clauses included in registered Standard Charge Terms No. 200727 (Ont), MT080096 (BC), 081099755 (AB North), 081099755 (AB South), 3596340 (MB), HTC1590(NB). Each Borrower(s) and Guarantor(s) acknowledges receipt of a copy of the applicable Standard Charge Terms.
SCHEDULE OF FEES	A schedule of our current servicing and administration fees that will apply to the mortgage is provided in the Disclosure Statement.

Home Trust Company reserves the right to charge reasonable fees for other administrative services and to amend its fees from time to time.