HOME TRUST

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February 22, 2017

Andrew Rodney
TMACC - Main Street Mortgages
148 Main St S
Newmarket ON L3Y 3Z1

PSV
4604

Dear Andrew Rodney,

RE: Residential First Mortgage Number: 10309398

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: **Mrs. Michca Gordon**
Property Address: **4604-4401 Brickstone Mews, Mississauga, ON L5B 0J7**

LOAN AMOUNT $248,720.00

Term (Months)	Interest Rate	Repayment Principal and interest	IAD Date*	Commitment Fee	Amortization Period (Months)	Initial
12	F 3.99%	$1,181.30	May 1, 2017	$2,487.20	360	

**** 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.**

Additional Costs:
Appraisal Fee: Cost to be paid by the Borrower(s)

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:	March 1, 2017
Final Funding Date:	April 24, 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 22 day of February, 2017

DocuSigned by:
MGordon
C6AAC61C011941B...

Mrs. Michca Gordon

Per: ______________________
Maxim Ovchinnikov
Mortgage Originator
Originations - East
Tel: 1(416) 933-3603
HOME TRUST COMPANY

Schedule "A"

Mortgage No.: 10309398

Main Borrower Name: Mrs. Michca Gordon

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.

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.

Original Appraisal of the property, satisfactory to Home Trust Company, by, an appraiser to be approved by Home Trust Company addressed to Home Trust Company, or accompanied by a letter of transmittal from the appraiser, for:
- 4604-4401 Brickstone Mews, Mississauga, ON L5B 0J7 reflecting a minimum market value of $310,900.00
all values based on a 60 to 90 day maximum marketing time. Also required is days on market (D.O.M.) for all comparables.

Home Trust Company lending policy requires that a real estate appraisal be completed on all properties being mortgaged by Home Trust. The real estate appraiser/home inspector must have access to each room in the property. Included with the appraisal is the requirement of external and internal photographs to help provide the user with information on the condition and layout of the property. The information collected will be used to create the appraisal report for its intended purpose, and will not be used for any other purpose, disclosed to a third party or used by the appraiser for profit. By signing the acceptance of the mortgage commitment you are agreeing to the terms and conditions laid out within, including the collection of external and internal photographs of the subject property being mortgaged.

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 Mrs. Michca Gordon stating a minimum annual gross income of $45,000.00 by way of current dated salary letter(s) and a current dated paystub(s).
Confirmation of cash downpayment in the amount of $42,180.00 by way of a signed and dated gift letter from your immediate relative, in form and substance satisfactory to Home Trust Company.

Verification of cash downpayment, in a form satisfactory to Home Trust Company, in the amount of $20,000.00 by way of copy of bank book or bank statements, GIC, RRSP, etc. (minimum 90 day history required to show accumulation of funds)

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

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

Copy of MLS Listing for subject property.

Statutory Declaration with respect to 4604-4401 Brickstone Mews, Mississauga, ON L5B 0J7 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:
- 4604-4401 Brickstone Mews, Mississauga, ON L5B 0J7 in the amount of $62,180.00
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.

In addition to the regular monthly payments, we will collect one twelfth of the annual **taxes** monthly (approx. $215.83). 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.

A tax holdback equivalent to 2 months tax portion totaling approx. $431.66 will be deducted from the mortgage advance and applied towards future tax bills.

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

Verification of down payment of $20,000 by way of minimum 90 days bank account statements showing accumulation of funds. Any investments must show as cashed and deposited into bank account (minimum 90 days history on account funds were deposited into).

If down payment is gifted, Home Trust Company requires HTC gift letter and client's bank statement showing deposited funds. If gift exceeds $50,000, source account is required showing funds being withdrawn.

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.

________________ 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:

Annual 20% Prepayment.
Up to 20% of the original Principal Amount may be prepaid on each anniversary date of the Interest Adjustment Date or the Renewal Date of the mortgage loan. You may not prepay more than 20% of the original Principal Amount on an anniversary of the Interest Adjustment Date or the Renewal Date, even though you may have prepaid less than 20% of that amount on a previous anniversary of the Interest Adjustment Date or the Renewal Date

You will be charged a Prepayment Charge if you pay more of your mortgage loan than the Prepayment Privilege allows.

Prepayment charge:
Payment in Full on Sale
The outstanding amount of the mortgage loan may be prepaid only at the closing of a bona fides open market sale of the Property and the payment of the Prepayment Charge calculated as set out below.

Prepayment After Year 3
If your loan is for a term of more than 3 years, you may also at any time after the third year of the Term of the loan (or the third year of the Term of the renewal) prepay the full outstanding balance of the loan upon payment to us of such balance plus payment of the Prepayment Charge calculated as set out below.

Prepayment Charge
The Prepayment Charge is the greater of:
i) 3 months interest at the loan interest rate; and
ii) the amount that is the difference in the interest calculated on the principal amount being prepaid between (A) the loan interest rate and (B) our then current rate for a new loan for a term that is the same or the next shortest to the remaining Term of your loan. Our then current rate is the interest rate that we call our posted rate and publicly announce at the time of prepayment as the rate for our loans for such term.

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.