

Schedule To Charge

(Fixed Rate)
Rate Option Plus

Additional Property Identifier(s) and/or Other Information

FIRST NATIONAL FINANCIAL GP CORPORATION
FIXED RATE MORTGAGE

All terms and conditions in this Schedule shall be incorporated into the mortgage/charge (the "**Charge**") to which it is attached.

PREPAYMENT PRIVILEGES- 15% / PLUS 15% / DOUBLE-UP

The Chargor, when not in default of any terms or conditions contained in the Charge, may do one or more of the following.

- (a) Without notice or charge, in any year of the Term, make, on any regular payment date (a "**Payment Date**"), prepayments of principal in minimum \$100.00 increments which do not exceed in the aggregate in that year fifteen percent (15%) of the original Principal Amount of the Charge. A prepayment received after a Payment Date will be applied on the next Payment Date following receipt of the prepayment. If not, or to the extent not, exercised in any year of the Term, this privilege is not cumulative from year to year. This privilege does not apply in the case of a prepayment of the entire amount owing pursuant to subsection (d) of this section.
- (b) Without notice or charge, once only in any year of the Term, on any Payment Date, increase the amount of the regular instalment payment of principal and interest by up to fifteen percent (15%) of the then current principal and interest instalment amount payable under this Charge. Such increase shall commence on the Payment Date specified by the Chargor and shall apply to all subsequent instalment payments. If not, or to the extent not, exercised in any particular year, this privilege is not cumulative from year to year. This privilege may not be combined with a prepayment of the entire amount owing pursuant to subsection (d) of this section.
- (c) Without notice or charge, on any Payment Date during the Term, make a prepayment of principal equal to, but not less than, the regular instalment of principal and interest then being paid by the Chargor. This privilege, if not exercised on a particular Payment Date, is not cumulative from Payment Date to Payment Date, and may not be combined with a prepayment of the entire amount owing pursuant to subsection (d) of this section.
- (d) At any time prior to the maturity of the Term of the Charge, prepay the whole of the Indebtedness then outstanding, without notice, upon payment to the Chargee of the greater of:
 - (i) three (3) months interest at the Interest Rate on the Principal Amount outstanding;
 - (ii) the amount, if any, by which interest at the Interest Rate exceeds interest at the Chargee's then current interest rate for reinvestment calculated on the Principal Amount outstanding. Such amount shall be calculated from the date of prepayment to the maturity date of the Charge; and
 - (iii) 3.250 % of the Principal Amount outstanding.

For the purposes of this subsection, the "Chargee's then current interest rate for reinvestment" shall mean the Chargee's lowest advertised interest rate (which may not be its "posted" rate) in effect on the prepayment date for a mortgage product of a similar kind for a term not greater than the remaining Term of the Charge and not less than the next shorter term offered by the Chargee; except that where the remainder of the Term of the Charge is less than the shortest term offered, the Chargee's interest rate for its shortest term for such mortgage product shall apply.

- (e) Notwithstanding subsection (d), if the Term (not inclusive of any renewals) is longer than 5 years and the Chargor is an individual, then at any time after the first 5 years of the Term the Chargor may prepay the whole of the Indebtedness then outstanding, without notice, upon payment to the Chargee of three (3) months interest at the Interest Rate on the amount prepaid.

Notwithstanding any prepayment on account of any portion of the Principal Amount, and subject to subsection (b) of this section, the regular blended payment instalment originally set out in this Charge shall continue to be payable on each Payment Date as set out in the Charge for so long as there is any Indebtedness outstanding under the Charge.

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This Charge is not assumable and may not be transferred to another mortgagor or borrower or to a purchaser or transferee of the Property. For clarity, the first paragraph (Requirements for Assumption) of Section 15 and all other references to the assumability of the Charge in Standard Charge Terms No. 200830 incorporated by reference into this Charge are not applicable.

Portability of this Charge is subject to payment to the Chargee of the amount described in subsection (d) of this Section and all other terms to portability set out in the Charge.

If the Chargor requests an increase in the principal amount of this Charge and such increase is approved by the Chargee in its sole discretion, such approval will be subject to payment to the Chargee of the amount described in subsection (d) of this Section.

RENEWAL AT MATURITY

Shortly before the end of the Term or any renewed or extended term, the Chargee may provide the Chargor with an offer to renew the Term. If such an offer is provided, and if the Chargor has not either (i) paid out the then outstanding Indebtedness by the end of the Term or renewed or extended term as the case may be, or (ii) agreed with the Chargee to renew the Term in accordance with the offer to renew, then the Chargor agrees that the Charge will be renewed for a six month term at the interest rate then being offered by the Chargee to similar chargors on similar properties in similar circumstances for a 6 month term fixed rate mortgage which is open for prepayment. The renewal will be effective as of the first day following the last day of the Term or the renewed or extended term as the case may be on the same terms and conditions as set out in this Charge, save as specifically amended by this paragraph. The Charge will be open for prepayment at any time during such 6 month renewal term without notice or bonus.