

Schedule To Charge

(Maximizer Plus - Adjustable Rate Mortgage)
(Standard)

Additional Property Identifier(s) and/or Other Information

FIRST NATIONAL FINANCIAL GP CORPORATION
ADJUSTABLE RATE MORTGAGE
(STANDARD)

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

CONVERSION OPTION

Provided this Charge is not in default and further provided that the Chargor has maintained a satisfactory payment record, the Chargor may, without bonus or penalty, convert this Charge to a fixed interest rate charge for any term then offered by the Chargee for a similar residential mortgage product, provided that the term chosen plus the already elapsed portion of the term of the Charge is equal to or greater than the original term of the Charge. The converted Charge will bear such interest rate and contain such other terms and provisions, including prepayment provisions, if any, as the Chargee is then making available for that mortgage product to similar chargors on similar properties in similar circumstances for the term chosen.

The new term will commence and the new fixed interest rate will take effect on the next scheduled payment date or the payment date immediately thereafter as determined by the Chargee.

To exercise this option, the Chargor shall make a written request, signed by the Chargor (or all of them, if more than one) and the Guarantor or Guarantors, if any, delivered to the Chargee, Administration Department, and the applicable interest rate and terms will be those in effect as at the date of receipt of such written request.

Upon conversion, the prepayment provisions contained herein, if any, will no longer apply and the terms and conditions of the Charge, as amended, will prevail. The Chargee may request the Chargor(s) and Guarantor(s) to execute an amending/modification agreement in form and substance acceptable to the Chargee setting out the amended terms of the Charge but the written notice of intention to exercise the option referred to above will be binding on the Chargor(s) and the Chargee shall be entitled to rely thereon whether or not an amending/modification agreement is executed.

PREPAYMENT PRIVILEGES

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 (c) of this section.
- (b) 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 (c) of this section.
- (c) At any time prior to the maturity of the Term of the Charge, prepay the whole of the Indebtedness then outstanding, upon payment to the Chargee of three (3) months interest, at the Interest Rate in effect at the time of prepayment.

Notwithstanding any prepayment on account of any portion of the Principal Amount, 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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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.