SCHEDULE A – ADDITIONAL CLAUSES FOR VARIABLE RATE MORTGAGE

This Schedule is attached to and forms part of the Commitment Letter.

1. **Variable Annual Interest Rate.**

Interest on the Principal Amount outstanding is charged at a variable rate of interest (calculated monthly not in advance, before and after default, maturity and judgment) equal to our Prime Lending Rate in effect from time to time plus or minus a percentage as indicated in the Commitment Letter. You can find the current Prime Lending Rate on our client servicing portal. Your access to this portal will be made available within two business days of your funding date.

2. **Changes in the Variable Annual Interest Rate.**

The variable Annual Interest Rate will change with any change in the Prime Lending Rate. A change in the variable Annual Interest Rate will become effective on the day that the Prime Lending Rate changes. Upon each change in the variable Annual Interest Rate, we may deliver a notice to you setting out the new variable Annual Interest Rate, the equivalent interest rate calculated half-yearly, not in advance and the effective date of the new variable Annual Interest Rate. Any notice will be delivered to the most recent address(es) that we have in our records. You may only receive a notice after the effective date of the new variable Annual Interest Rate. If we do not send you a notice of the change, or if you fail to receive the notice for any reason, you will still be liable to make all payments when due under the mortgage at the new variable Annual Interest Rate.

3. **Table of Interest Rates.**

We calculate the variable Annual Interest Rate monthly, not in advance. Appendix I contains a table setting out sample variable Annual Interest Rates calculated monthly, not in advance, together with the equivalent interest rates calculated half-yearly not in advance. This table is for information purposes only.

4. **Change in Regular Payment Amount.**

We may, from time to time during the term of this mortgage, increase or decrease the amount of the Regular Payment in order to maintain the original amortization period contemplated for this mortgage. We will notify you of any change to your Regular Payment amount by providing notice to you, delivered to the most recent address(es) that we have in our records. You may only receive a notice after the effective date of the new variable Annual Interest Rate.

5. **Trigger Point Amount.**

(a) If your variable Annual Interest Rate increases, and unless we have changed the amount of your Regular Payment as set out in Section 4, it is possible that your Regular Payments will no longer cover the accrued interest that is due and owing on the Principal Amount in any given interest period and the additional interest ("Deferred Interest") will be added to the Principal Amount outstanding. The variable Annual Interest Rate where this will happen is called the Trigger Rate. If the Trigger Rate is reached, and the amount of the Deferred Interest plus the outstanding Principal Amount increases to the Trigger Point Amount, you will have to take one of the following actions within thirty days after we have notified you that the Trigger Point Amount has been reached:

i) Mortgages that are not Insured Mortgages:

If your mortgage is not an insured mortgage, you must:

(i) make a payment to us at least equal to the Excess; or

(ii) satisfy us that the Principal Amount outstanding plus Deferred Interest is less than eighty per cent (80%) of the fair market value of the Mortgage Property as established by a qualified real estate appraiser chosen by us, but at your expense.

ii) Insured Mortgages:

If your mortgage is an insured mortgage, you must:

(i) make a payment to us at least equal to the Excess;

(ii) convert the variable Annual Interest Rate to a fixed interest rate as set out in the Standard Charge

Terms; or

(iii) increase each Regular Payment to an amount sufficient to amortize the Principal Amount outstanding plus Deferred Interest over the remaining amortization period at the time of the increase on terms approved by us.

(b) Default

If you do not do what is required by Section (a) above, we may demand repayment of the Principal Amount outstanding and exercise our remedies under the mortgage.

(c) In this Section the following words have the following meanings:

(i) "Excess" means the Principal Amount outstanding plus Deferred Interest less the Trigger Point Amount.

(ii) "Trigger Point Amount" means, at any time,

(A) for mortgages that are not insured mortgages, eighty per cent (80%) of the value of the Mortgage Property as determined by us at the time we approved the mortgage (with or without an appraisal of the Mortgage Property); or

(B) for insured mortgages, ninety five per cent (95%) of the original Principal Amount.

APPENDIX I TO SCHEDULE A
Variable Annual Interest Rates - Interest Calculation Table

The following information is provided for your reference, since the Prime Lending Rate and the Annual Interest Rate may be expected to change from time to time. For each Annual Interest Rate (calculated monthly not in advance) set forth, the adjacent column sets forth the equivalent interest rate calculated half-yearly not in advance.

Annual Interest Rate Calculated Monthly Not In Advance (%)	Equivalent Interest Rate Calculated Half-Yearly Not In Advance (%)	Annual Interest Rate Calculated Monthly Not In Advance (%)	Equivalent Interest Rate Calculated Half-Yearly Not In Advance (%)
2.000	2.00835	8.500	8.65195
2.125	2.13443	8.625	8.78147
2.250	2.26057	8.750	8.91106
2,375	2.38678	8.875	9.04072
2.500	2.51306	9.000	9.17045
2.625	2.63940	9.125	9.30024
2.750	2.76580	9.250	9.43010
2.875	2.89228	9.375	9.56002
3.000	3.01881	9.500	9.69002
3.125	3.14542	9.625	9.82088
3.250	3.27208	9.750	9.95021
3,375	3.39882	9.875	10.08040
3.500	3.52562	10.000	10.21066
3.625	3.65249	10.125	10.34099
3.750	3.77942	10.250	10.47139
3.875	3.90642	10.375	10.60185
4.000	4.03348	10.500	10.73238
4.125	4.16061	10.625	10.86298
4.250	4.28781	10.750	10.99365
4.375	4.41507	10.875	11.12438
4.500	4.54240	11.000	11.25519
4.625	4.66979	11.125	11.38605
4.750	4.79725	11.250	11.51699
4.875	4.92478	11.375	11.64800
5.000	5.05237	11.500	11.77907
5.125	5.18003	11.625	11.91021
5.250	5.30776	11.750	12.04141
5.375	5.43555	11.875	12.17269
5.500	5.56341	12.000	12.30403
5.625	5.69133	12.125	12.43544
5.750	5.81932	12.250	12.56692
5.875	5.94738	12.375	12.69846
6.000	6.07550	12.500	12.83008
6.125	6.20369	12.625	12.96176
6.250	6.33195	12.750	13.09351
6.375	6.46027	12.875	13.22533
6.500	6.58866	13.000	13.35721
6.625	6.71711	13.125	13.48916
6.750	6.84564	13.250	13.62118
6.875	6.97423	13.375	13.75327
7.000	7.10288	13.500	13.88543
7.125	7.23160	13.625	14.01766
7.250	7.36039	13.750	14.14995
7.375	7.48925	13.875	14.28231
7.500	7.61817	14.000	14.41474
7.625	7.74716	14.125	14.54724
7.750	7.87621	14.250	14.67981
7.875	8.00534	14.375	14.81244
8.000	8.13452	14.500	14.94514
8.125	8.26378	14.625	15.07791
8.250	8.39310	14.750	15.21075
8.375	8.52249	14.875	15.34366