

5. The 'Mortgage Requirements' section in the Solicitor's Guide contains information required to prepare the mortgage. (Applicant)
6. This mortgage will be subject to all extended terms set forth in the Street Capital Bank of Canada's standard form of mortgage contract or within the mortgage contract prepared by our solicitors whichever the case may be. (Applicant)
7. Street Capital Bank of Canada will retain a third party service provider to manage the closing of this mortgage transaction. As an agent of Street Capital Bank of Canada, the service provider will instruct and fund this mortgage transaction as well as receive and store (whether electronically or otherwise) Borrower information, including the final report on behalf of Street Capital Bank of Canada. It will also obtain a Lender policy of Title Insurance. The Borrower(s) will be required to pay the 'Title Insurance Processing Fee' on closing. This fee includes administration costs and the cost of the Lender policy of Title Insurance. (Applicant)
8. This Commitment shall be open for acceptance by you until 11:59 pm on Aug 18, 2019 after which time, if not accepted, shall be considered null and void. (Applicant)
9. The terms in this commitment cannot be altered unless confirmed in writing by Street Capital Bank of Canada. (Applicant)
10. Notwithstanding the registration of the mortgage and advances made pursuant to same, the terms and conditions of this commitment shall remain binding and effective on the parties hereto. (Applicant)
11. Street Capital Bank of Canada has the sole discretion to renew this mortgage at maturity for any term, with or without change in the interest rate payable under the Mortgage, by entering into one or more written agreements with the mortgagor(s). Notwithstanding the foregoing, Street Capital Bank of Canada, in the absence of receipt of either full payout funds or a signed renewal agreement, may in its sole discretion renew the mortgage for a term with the length and at the rate of interest set out for an automatic renewal in its offer of renewal. (Applicant)
12. Prior to releasing any mortgage proceeds, the solicitor will carry out the necessary searches with respect to any liens, encumbrances or executions, that may be registered against the property. (Applicant)

#### **Broker**

#### **We will obtain the following:**

1. Street Capital Bank of Canada requires written confirmation of down payment from non-borrowed cash equity showing an accumulation of 3 months savings, via (i) bank statements/book, (ii) GIC deposits, (iii) RRSP, (iv) Canada Savings Bond, etc. If downpayment is coming from Investments, Street Capital Bank of Canada will require confirmation that the money has been withdrawn and deposited to a personal bank account. Require a copy of the lottery cheque payable by the lottery company to support lottery winnings. (Broker)
2. Please provide valid government issued photo ID for Natashia Michinski to confirm date of birth. (Credit bureau mismatch) (Broker)
3. Street capital Bank of Canada requires receipt of the following documentation for 610 Lawrence Street Prescott ON :
  - 1) Current mortgage/HELOC statement to confirm outstanding balance and no arrears.
  - 2) Current property tax statement (outstanding balance or arrears must be paid in full)
  - 3) Confirmation of condo fees (if applicable)
  - 4) Current, valid lease agreement confirming monthly rent of \$2650.00. If rental income is derived from multiple suites please provide confirmation that the suites are legal and conforming to city zoning/standards. (Broker)
4. Street Capital Bank of Canada requires proof of the deposit which forms part of the purchase agreement by way of a cancelled cheque or confirmation of the deposit coming out of the applicants bank account. (Broker)
5. Broker should obtain evidence of consent and authorization by the Borrower to the use of electronic signatures (if applicable). (Broker)
6. Street Capital Bank of Canada reserves the right to request additional information if deemed necessary in order to meet its regulatory requirements with respect to the Proceeds of Crime and Terrorist Financing Act of Canada and/or other applicable legislation. (Broker)
7. Street Capital Bank of Canada reserves the right to request the Borrower(s) to retain a solicitor that is on the Lender's approved list, at the Borrower(s) expense. (Broker)
8. The Borrower is responsible to satisfy himself as to the contents of the Lender's Privacy Policy and, when signing the remainder of the mortgage loan documents, will be required to acknowledge that he/she has reviewed the details of said policy. The Lender's Privacy Policy is available on the Lender's web site (streetcapital.ca) or upon request to the Lender. (Broker)