



Information regarding how we protect and manage your personal information is set out in the section entitled "Privacy" below.

To: Jason Reid Susanne Reid 93 Queen Street E Cambridge, ON N3C 2A9	From: Scotiabank 44 King Street West, Suite 21/F Toronto, ON, M5H 1H1 Phone: (416) 350-7400 (800) 275-5897 Fax: (416) 350-7442 1-877-396-2236
C/O: Justin Turner Connect Inc.	

Application ID: 5034819

Date Issued: Mar 19, 2025

Property Address: 93 Queen Street E , Cambridge, ON, N3C 2A9

We are pleased to confirm that your application has been approved under the following terms and conditions.

Basic Loan Amount	\$640,000.00	Advance Date	Mar 31, 2025
Insurance Premium	\$0.00	Term	**
Total Loan Amount	\$640,000.00	Amortization	**
Interest Rate	**	Monthly Payment	**
** See Interest Rate Section for more information		(Principal + Interest Only)	
Interest Rate Set Date	Already Set	Taxes to be paid	by Borrower
Guarantor(s)			

Payment Frequency or First Payment Date Options (Selection is mandatory):

Payment Frequency Options listed below are for new mortgage(s) only. Payment amount **does not** include tax portion if taxes are to be paid through Scotiabank.

Please Note: Any changes to the Advance Date may result in a change to your first mortgage payment date and any change will be reflected in the Mortgage Repayment Terms Confirmation Notice you will receive shortly after your Advance Date. Please ensure sufficient funds are available in your bank account to cover the mortgage payment.

New Mortgage 5 Year Closed FLEX VRM

- \$1,662.76 Monthly payments on _____ within 30 days after the Closing Date excluding 29th, 30th, or 31st of the month.
- \$831.38 Bi-weekly payments on every second _____ within 16 days after the Closing date (Mon – Fri only).
- \$415.69 Weekly payments on every Friday _____ within 9 days after Closing Date (Mon – Fri only).

Customer Preferred Branch: Transit#33472 Address: 1490 Dunbar Rd.

INTEREST RATE

Scotia Mortgage+ Program - Outstanding

To be eligible for the Scotia Mortgage+ Program rate offer, the following conditions apply: • Your pre-authorized mortgage payments must come from a Scotiabank bank account • You must have an additional Scotiabank product, excluding mortgages and real estate secured lines of credit • You must opt into the Scotia Total Equity Plan (STEP) • You must select a closed term mortgage.

The Scotiabank bank account that you wish to select for your pre-authorized mortgage payments and the additional Scotiabank product must be opened prior to your mortgage signing documents being issued. If you request any changes to this commitment, this rate offer may no longer apply and your approved mortgage amount may change.

A Scotiabank Advisor will contact you to discuss Scotiabank's solutions that might be right for you.

Flex Value Mortgage

You have chosen a Scotia Flex Value® Mortgage, which is a Variable Rate Mortgage with a variable payment amount and no Cap Rate. - The interest rate payable by you on the loan amount is a variable rate, expressed as a rate per annum, equal to our Variable Rate Mortgage (VRM) Base Rate adjusted by our VRM Rate Variance. The VRM Base Rate varies from time to time as the

Scotiabank Prime Rate changes. The VRM Rate Variance is guaranteed until July 10, 2025 - Terms commence on the Term Start Date. - The interest rate and payment amount are based on the VRM Base Rate in effect on the date of this commitment and are not guaranteed at funding. - Your actual interest rate and the corresponding payment amount will be based upon the VRM Base Rate in effect on the date your mortgage funds are advanced. Thereafter, the interest rate and payment amount will vary automatically immediately following any change to the VRM Base Rate. Please refer to your Personal Credit Agreement Companion Booklet for additional information. At any time, you can switch to a fixed term product — with a term greater than the remaining term on your Scotia Flex Value® Mortgage, with no prepayment charges.

Mortgage Component 1: Term: 5 year closed, VRM Rate Variance: -0.60%

STEP

Your Scotia Total Equity Plan® (STEP) product breakdown is outlined below:

Global limit approved \$640,000.00.

Collateral mortgage is to be registered for \$640,000.00.

Total amount to be disbursed on closing \$305,000.00.

New Credit Product(s):

New Mortgage Principal amount \$305,000.00, Term: 5 year closed, Rate**: 4.35%, Amortization: 25 years, 0 months, P&I Payment \$1,662.76.

**The interest rate guarantee (if applicable) is outlined in the Interest Rate section of this document. Interest rate guarantee is not applicable for Ultimate Variable Rate Mortgage and Flex Variable Rate Mortgage products.

ScotiaLine® Personal Line of Credit:

Limit of \$335,000.00, interest only payments, advance amount of \$0.00 and interest begins to accrue from the date of advance. Your Annual Interest Rate is 5.45%.

The interest rate shown is the Scotiabank Prime Rate at time of application, which is subject to fluctuation, plus an adjustment factor of 0.50%. The current bank prime is 4.95%.

TERMS

Prepayment

Prepayment Privilege: 15% + 15% + Match-a-Payment® Option Without paying a prepayment charge, you may: • Increase your regular payment by one or more additional amount up to a total of 15 % of the principal & interest payment originally set for the term at any time during each anniversary year. • Pay one or more additional amounts up to a total of 15 % of the original principal amount, at any time during each anniversary year (excluding the day the mortgage is prepaid in full). • Pay an extra regular payment (principal, interest and taxes) on any regular payment date. The following options may be available for the mortgage selected:

- Miss-a-Payment®
- Porting of the mortgage

Not available for construction mortgages or any non-personal residential mortgages.

- Eligible for Scotia Total Equity Plan. Not available for any non-personal residential mortgages.

Further details will be included in your personal credit agreement.

CONDITIONS OF APPROVAL

Branch Meeting - Outstanding

As part of your mortgage closing, you are required to meet with a Client Solutions Advisor or Scotiabank Advisor at the Scotiabank branch of your choice prior to your closing date. Where applicable, an Advisor will contact you to schedule this meeting. Please bring two (2) pieces of identification, one which is government issued photo identification, to this meeting.

Mortgage Payment Setup - Outstanding

Return to us the signed Pre-authorized Payment form and void cheque to setup your mortgage payment details.

Owner Occupied Property

You must occupy the subject property as your principal residence.

Income - Satisfied

Verification is to be provided by way of a recent paystub or notification of pay deposit dated no earlier than 60 days before the application date and any one of the following: • Letter of employment, or • Two most recent bank statements showing direct payroll

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deposits, or • T4 for the most recent tax year, or • Notice of Assessment with T1 General/ CRA my Account Assessment for the most recent tax year. Jason Reid in the amount of \$110,000.00
Susanne Reid in the amount of \$117,046.00

Additional Documentation Required - Outstanding

For Jason Reid, we require the following additional documentation: government issued ID confirming address

Additional Documentation Required - Outstanding

For Susanne Reid, we require the following additional documentation: government issued ID confirming address

Appraisal - fee

The appraisal fee of \$100.00 will be deducted from the mortgage loan proceeds.

Property Taxes

You are responsible to pay any property taxes (including school and water taxes, if in Quebec) directly to the Municipality when they become due and provide confirmation of payment to us when requested.

SOLICITOR / NOTARY CONDITIONS**Title Insurance Requirement**

Your solicitor will advise you if title insurance is required to complete this transaction, if title insurance is required all costs incurred will be your responsibility.

Debt Payment - From Proceeds

We require total debt reduction of \$299,661.00

We require the following debts to be paid from proceeds: Primary: 93 Queen Drive E; Manulife Bank; 0 Acct#1283957 \$134,661.00
Payout and Close, 93 Queen Drive E; Connect MIC; 0 Acct#1 \$165,000.00 Payout and Close

Solicitor

This transaction will be completed by a solicitor/notary. We will instruct the solicitor/notary upon receipt of acceptance of this conditional approval and the requested information. For refinance transactions, the solicitor/notary will be responsible to pay out existing non-Scotiabank debts from the mortgage proceeds.

Second Mortgage

Secondary financing is not permitted.

GENERAL CONDITIONS**Condition Fulfillment**

You will pay all fees associated with arranging this mortgage, which includes any legal, survey, appraisal, and insurance mortgage costs.

All costs incurred to arrange this mortgage are your responsibility.

Dual ID Verification - Outstanding

As part of the mortgage closing, you are required to meet with a Client Solutions Advisor or Scotiabank Advisor at your Scotiabank branch of choice, prior to the closing date. An Advisor will contact you to schedule this meeting, with the option to meet either virtually or in person. If you prefer a virtual meeting, dual identification will be required. Please provide copies of TWO (2) pieces of identification (the two pieces must be from separate categories): Category 1 • Canada Pension Plan (CPP) Statement of Contributions, • Canadian Birth Certificate , • Canadian Citizenship Certificate (not ID card), • Insurance Document (Home, Auto, Life), • Marriage Certificate; Category 2 • Benefits Statement, • Canada Pension Plan (CPP) Statement, • Federal or Provincial Benefits Statement, • GST Refund Letter, • Installment Reminder/Receipt, • Investment Account Statement, • Municipal Property Tax Assessment, • Notice of Assessment, • Paystub referencing employee number, • T4 Statement, • Utility Bill, • Vehicle Registration; Category 3 • Bank Statement, • Credit Card Statement, • Loan Account Statement.

Appraisal - Broker to Order from Appraisal management company - Satisfied

Your broker is to request an appraisal report using the Bank's approved appraisal service provider to confirm property requirements are met.

Cancellation Clause

We may cancel this approval if we find your financial status has changed materially from what you disclosed in this application, if there has been any misrepresentation of the facts in your application or other documentation or if there has been a negative change in the value of the property. We reserve the right to request additional information and documentation from you after the date of this approval before your mortgage is finalized. We will determine, in our sole discretion, whether a condition has been satisfied.

Due on sale

The mortgage cannot be assumed by subsequent purchaser(s).



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Signed Commitment - Outstanding

Return to us this signed Commitment Letter (and Bridge Loan Commitment Letter if applicable). Also return to us the signed Pre-Authorized Debit (PAD) Account Agreement along with a void cheque if applicable, and Solicitor/Notary information.

All borrowers and guarantors, as applicable, are required to sign the acceptance page of this commitment and return it to us by March 19, 2025.

Yours truly,

Jasminka Davarovic

Broker Relationship Manager, Scotiabank

Privacy

The Scotiabank Privacy Agreement forms part of this Commitment Letter. For a full explanation about how, when and why we may collect, use and share your information, as well as your rights relating to that information, please visit www.Scotiabank.com/privacy or any Scotiabank branch for a paper copy.

Information we collect about you: Information that we hold about you may come from you directly; however, we may also collect information about you from other sources, including information from credit reporting agencies (for example, where you apply for credit, or where we must identify you), people appointed to act on your behalf, our social media pages, or other banks or finance-related organizations.

How we use your information: We may collect, use and exchange personal information for the following purposes: to set up, manage and offer products or services that meet your needs; to confirm your identity; to determine your eligibility or suitability for our products or services; to understand your needs; to meet our legal and regulatory requirements; to manage and assess our risks; to prevent or detect criminal activity; and to identify and correct any errors. We may also use your information to send you messages, either by post, telephone, text message, email, or other digital methods, including through ATMs, apps, and online banking services. These messages may be to help you manage your account, to meet our regulatory obligations, to inform you about product or service features or to tell you about products and services (including those of other companies) that may be of interest to you.

With whom we share your information: We will keep your information confidential, but we may share it with third parties (who also have to keep it secure and confidential) in certain circumstances, including: the Scotiabank Group of Companies† (for example, for marketing purposes or internal reporting where those companies provide services to us), payment processing services (for example, credit card networks), our service providers and their agents (for example, collection agents, statement printers), fraud prevention agencies, and other banks or finance-related organizations. We may share information about you, including credit information and the amount of your mortgage, to mortgage insurers for the purposes of offering and administering mortgage insurance, or to a creditor where you are in default of an obligation to that creditor. Some of these third parties may be located outside Quebec or Canada.

Keeping your information: We will keep your information for as long as you are our customer. Once our relationship has ended, we will only keep your information for so long as is appropriate for the type of information, and the purpose for which we're retaining it. The period we keep your information for is generally linked to the amount of time available for you to bring a legal claim. We may keep the information longer than this if there is an existing claim or complaint that will require us to keep your information, or for regulatory or technical reasons. If we do keep it for a longer period, we will continue to protect your information.

Automated processing and decision making: The way we analyze your personal information may involve automated decisions. That is, we may process your personal information using software that can evaluate your personal circumstances and other factors to address risks or outcomes. We may use such methods to make decisions about you relating to credit checks, identity and address checks, monitoring your account for fraud or other financial crime, or for other reasons that we'll disclose to you. We may use automated decision making if it's necessary for us to provide you with a particular product (for example, we may use it to decide on the types of services that are suitable for you), to prevent fraud or financial crime, or if it's reasonable to ensure that we're treating our customers fairly.

Your rights and how to refuse or withdraw your consent: You have certain rights over the personal information we hold about you, including the right to ask for a copy of the information, to correct or rectify personal information that we hold about you, or not to use your information for a particular purpose (i.e., withdraw consent). Note that your ability to exercise these rights will depend on several factors, and in some situations, and we may not be able to agree to your request. For example, during the term of the mortgage loan, you may not withdraw your consent to our ongoing collection, use or disclosure of your personal information in connection with the loan. We can continue to disclose your personal information to consumer reporting agencies even after your loan or lease has been retired. We do this to help maintain the accuracy, completeness, and integrity of the credit reporting system. You can refuse to consent to our collection, use or disclosure of your personal information, or you may withdraw your consent to our further collection, use or disclosure of your personal information at any time by giving us reasonable notice, subject to limited exceptions. This includes withdrawing your consent to use your SIN to verify credit information or to confirm your identity. To understand how to go about withdrawing your consent, or to find out more about any of the items described in this section, please visit www.Scotiabank.com/privacy or any Scotiabank branch for a copy of our Privacy Agreement.

By signing this Commitment Letter, you agree to the terms of the Scotiabank Privacy Agreement, which is available at www.Scotiabank.com/privacy or any Scotiabank branch.

To assess this application for credit, you agree that we will exchange information such as your name, address and date of birth with consumer reporting agencies.

Third Party Determination - By signing this Commitment Letter you confirm that the product(s) / service(s) will not be used by a third party, and that you will not receive instructions from a third party with respect to the use of the product(s) / service(s).

Appropriateness of Product(s) / Service(s) - By signing this Commitment Letter you confirm that you have received, read, and understand the "What you need to know about Scotiabank® Mortgages", which outlines the key risks and benefits of the product(s) / service(s) that may be available to you, and acknowledge that the product(s) / service(s) you have selected is/are appropriate for you with regard to your circumstances, including financial needs. If you have selected a product / service that was not recommended to you, you acknowledge the selection of this product and its associated risks.

Solicitor/Notary Contact Information

Name: _____	Firm Name: _____
Address: _____	
Phone: _____	Fax: _____

Any disclosure statement in connection with the loan you are applying for will be given at the time that you enter into the Personal Credit Agreement.

Please correspond in: English French

† The Scotiabank Group of Companies means The Bank of Nova Scotia and its affiliates who provide deposit, investment, loan, securities, trust, insurance and other products and services.

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Consent to receive electronic communications by initialing below:**Join the millions of Canadians that receive valuable messages and rewards from Scotiabank.**

I agree to receive emails from The Bank of Nova Scotia (Scotiabank) and its affiliates containing offers and other valuable info, including those of our trusted partners. I can unsubscribe at any time. View list of affiliates below.

Consent is being sought on behalf of each Scotiabank Member listed below, which includes any company(ies) or person(s) that form a part of the Scotiabank group of companies in the future:

The Bank of Nova Scotia (*carrying on business as Scotiabank, Scotiabank Private Banking, International Private Banking and Scotia Wealth Management*) 40 King Street W., 52nd Floor Toronto, ON M5H 1H1 scotiabank.com; scotiawealthmanagement.com

The Bank of Nova Scotia Trust Company (*carrying on business as Scoti atrust and Scotia Wealth Management*) 40 King Street W., 52nd Floor, Toronto ON M5H 1H1 scotiawealthmanagement.com

1832 Asset Management L.P., 1832 Asset Management U.S. Inc. (*carrying on business as Scotia Asset Management, Dynamic Funds, Scotia Institutional Asset Management, Scotia International Asset Management, Private Investment Counsel and Scotia Wealth Management*) 1 Adelaide St. E., 28th Floor Toronto, ON M5C 2V9 scotiabank.com; dynamic.ca; scotiawealthmanagement.com; scotiainstitutional.com

Scotia Securities Inc. (*carrying on business as Scotia Securities and Scotiabank*) 40 King Street W., 5th Floor, Toronto ON M5H 1H1 scotiabank.com

Scotia Capital Inc. (*carrying on business as Scotia iTRADE, Scotia McLeod, each a division of Scotia Capital Inc., International Investment Advisory and Scotia Wealth Management*) 44 King Street W., 15th Floor, Toronto ON M5W 2X6 scotiaitrade.com; scotiawealthmanagement.com

BNS Insurance Agency Inc., Scotia Life Insurance Company and Scotia Life Financial Services Inc. (*carrying on business as Scotia Life Financial*) 100 Yonge Street, Suite 400, Toronto, ON M5C 2W1 scotialifefinancial.com

Tangerine (*carrying on business as Tangerine Bank*) 3389 Steeles Avenue East, Toronto, ON M2H 3S8 tangerine.ca



Jason Reid



Susanne Reid

Quebec Residents Only / Résidents du Québec seulement

You acknowledge that the French and English versions of this Commitment Letter were remitted to you. You expressly request and agree to be bound exclusively by the English version of this Commitment Letter and that all related documents, including any notices, be drafted in English only.

Vous reconnaisssez que les versions française et anglaise de la présente lettre d'engagement vous ont été remises. Vous demandez expressément et acceptez d'être lié exclusivement par la version anglaise de la présente lettre d'engagement et que tous les documents qui s'y rattachent, y compris tous avis, soient rédigés en anglais seulement.

Each borrower is entitled to receive separate agreements and cost of borrowing disclosure documents related to the account(s). All agreements and cost of borrowing disclosures related to the account(s) will be sent to the address of the primary borrower and separate documents will also be sent to each co-borrower at his/her address that appears in our records. This includes the initial disclosure statement and credit agreement, as well as all subsequent periodic statements, agreements, disclosure or other notices related to the account(s).

Alternatively, a co-borrower may consent to all documentation being provided on his/her behalf by providing it only once to the address of the primary borrower. The co-borrower agrees that we may rely on this consent through all subsequent extensions, renewals and amendments related to the account(s), until such time as the co-borrower gives us notice in writing that he/she wishes to change his/her disclosure preference. A co-borrower may change his/her disclosure preference at any time in the future by contacting his/her Scotiabank branch.

If you have consented to all documentation being provided on your behalf by providing it only once to the address of the primary borrower, this is reflected below by checking "Disclosure - No" next to your name.

Each co-borrower acknowledges that he/she has been advised of his/her ability to receive separate disclosure and any checking of "Disclosure - No" next to his/her name below reflects his/her wishes.



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The terms and conditions detailed in this mortgage commitment are hereby accepted this 20 day of March,
2025.

Jason Reid

Susanne Reid

Receive Notices
 No

PRE-AUTHORIZED DEBIT (PAD) ACCOUNT AGREEMENT

In this **PAD Agreement**, "you" and "your" mean each person who signs or accepts this agreement as borrower and co-borrower, and "we", "our" and "us" mean The Bank of Nova Scotia, Scotia Mortgage Corporation and, as appropriate, any of our subsidiaries. "**Loan(s)**" means the loan(s) or mortgage(s) listed in the Commitment Letter issued in connection with the application number referenced above.

At least one of the borrowers on the Loan(s) must be an account holder of the account being debited.

Borrower	Co-borrower	Co-borrower
Jason Reid	Susanne Reid	

Pre-Authorized Debit (PAD) Account		
Transit Number	Financial Institution Number	Account Number
00592	003	5105135

Please provide us with a cheque marked VOID drawn on the PAD Account listed above or a pre-authorized debit form for the PAD Account from your financial institution.

By signing or accepting this PAD Agreement, you authorize us to debit the PAD Account you have designated in this PAD Agreement for your payment, including any tax payment, any costs, service charges and fees, as described in any documents related to the Loan(s). For mortgage loans, we may debit the interest from the date of the first advance until the term start date (Interest Adjustment Date) at which time regular repayments will commence.

The frequency of withdrawals from your PAD Account will be as set out in the documents related to your Loan(s), which may be amended from time to time.

If you are enrolled in Scotia Mortgage Protection insurance, your Scotia Mortgage Protection insurance premium will be debited from the same account and at the same frequency as payment for your Loan(s) if you have been advised accordingly pursuant to a pre-authorized debit agreement for your Scotia Mortgage Protection insurance.

The debits charged to your PAD Account are considered to be personal pre-authorized debits.

This PAD Agreement replaces any prior pre-authorized payment agreement you have provided in connection with the Loan(s).

Authority to Debit Account

When you give us this authorization to debit your PAD Account, it is the same as delivering a notice to your financial institution where you maintain your PAD Account. Your financial institution will debit the PAD Account you specify in the same manner as if you had given written instructions.

The financial institution listed will not check if the debit was in accordance with this authorization nor verify that we have fulfilled the purpose of the debit as a condition to honouring the debit.

You agree that any renewal of or amendment or adjustment to the Loan(s) or Scotia Mortgage Protection insurance and any adjustment in the amount required to pay your property taxes for the Loan(s) and/or any applicable service charges and fees set out in any documents related to your Loan(s) will result in an automatic adjustment of the payment amount(s) and you authorize us to debit your PAD Account in such adjusted amount(s).

Waiver of Confirmation and Pre-Notification

You waive the right to receive a copy of this PAD agreement (the "Confirmation") at least 10 calendar days prior to the due date of the first pre-authorized debit.

You waive the right to receive notice at least 10 days prior to any change to the payment amount and/or payment date before the debit is processed.

Cancellation of Agreement

The authorization under this PAD Agreement will continue until you cancel it. This PAD Agreement applies only to the method of payment and does not have any bearing on your obligations under your Loan(s). Cancellation of this PAD Agreement does not eliminate your obligation to make payments to us.

You may cancel this PAD Agreement at any time by providing us with no less than 30 days' written notice before the next scheduled debit. However, you must provide us with a replacement pre-authorized debit authorization acceptable to us at least 2 business days before the due date of the next Loan payment. To obtain a sample cancellation form, or for more information on your right to cancel a PAD agreement, you may contact your financial institution or visit <https://payments.ca/>.

We may cancel this PAD Agreement upon providing you with at least 10 calendar days' written notice.

Account Information

You are responsible for letting us know if there are any changes to the PAD Account information for this pre-authorized debit. Changes must be submitted to us in writing. You will provide us with another authorization if this is required.

Insufficient Funds

We are not responsible to notify you if the pre-authorized payment was reversed due to insufficient funds or changes in the PAD Account status (even if we choose to do so). You are responsible for any charges that arise from this situation and to ensure that the required payment is made through an alternative method.

For any Loan(s) (other than a Scotia Plan Loan) or Scotia Mortgage Protection insurance, when the PAD Account is held at another financial institution, you must contact us to continue the preauthorized payment arrangement if any pre-authorized payment is reversed. For any Scotia Plan Loan, when the PAD Account is held at another financial institution and any pre-authorized payment is reversed, you must make arrangements with us to cover the amount of the reversed payment. However, we will continue the pre-authorized payment arrangement for the subsequent payments. If a Loan is in arrears for more than 60 days, we will discontinue the pre-authorized payments for the Scotia Mortgage Protection insurance premium(s) for that Loan, if applicable, however we may continue to debit your PAD Account for your Loan payment, including any tax payment, and any costs, service charges and fees.

Right of Reimbursement

You have certain recourse rights if any debit does not comply with this PAD Agreement. For example, you have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. To obtain more information on your recourse rights, you may contact your financial institution or visit <https://payments.ca/>.

Questions and Contact

If you have any questions about this PAD Agreement or would like to make inquiries or obtain information, please contact us at 1-800-4SCOTIA (472-6842). You may also contact us at your servicing branch to provide notices, make enquiries, obtain information or seek recourse with respect to any debits under this PAD Agreement.

Signatures

You warrant that all persons whose signatures are required to sign on the PAD Account have signed this PAD Agreement.

Jason Reid
Borrower Name

Susanne Reid
Borrower Name


Signature


Signature

03 / 21 / 2025
Date

03 / 20 / 2025
Date

Dear

Congratulations on your new mortgage and thank you for choosing Scotiabank!

We know this must be an exciting time for you, we would like to offer you some personalized banking solutions that we believe may be appropriate for you.

	<p>Preferred Package</p> <ul style="list-style-type: none"> • Monthly account package fee is waived with minimum daily closing balance of \$4,000⁸ • Unlimited debit transactions⁴ & <i>Interac e-Transfert</i> transactions • First year annual fee waiver (up to \$150) on select credit cards⁵ • Earn an additional 0.05% on your entire Momentum^{PLUS} Savings Account balance³ • Exclusive Preferred Package rates on GIC investments⁶ • Earn points on everyday purchases with the Scene^{†TM} program⁷ • Eligible for optional Overdraft Protection to help cover your payment if you are short on funds in your bank account
<p>Enjoy the convenience of these banking benefits with Scotiabank</p> <p>Reward yourself with limited-time offers on a new Ultimate or Preferred Package Account.</p> <p>Earn a limited-time bonus rate with the Momentum^{PLUS} Savings Account</p> <p>Please contact at or Log in to Scotia Online to open your account</p>	<p>Ultimate Package</p> <ul style="list-style-type: none"> • Monthly account package fee is waived with minimum daily closing balance of \$6,000 in the Ultimate Package or with a combined balance of \$30,000 across the Ultimate Package and a Momentum^{PLUS} Savings Account¹³ • Unlimited debit transactions⁴ & <i>Interac e-Transfert</i> transactions • No fee Scotia International Money Transfers⁹ • Up to \$150 annual fee waiver each year on select credit cards¹¹ • Earn an additional 0.10% on your entire Momentum^{PLUS} Savings Account balance³ • Unlimited FREE Global non-Scotiabank ABM withdrawals¹⁰ • Exclusive Ultimate Package rates on GIC investments¹² • Earn points on everyday purchases with the Scene^{†TM} program⁷ • Overdraft Protection fee(s) are waived
	<p>Momentum^{PLUS} Savings Account</p> <ul style="list-style-type: none"> • All your savings goals. One high-interest savings account. • The longer you save, the higher your interest rate¹⁸ • No monthly account fees or minimum balance required • Earn even more interest when you open and fund a Premium Period(s)¹⁸

Protect your biggest financial obligation.

Scotia Mortgage Protection¹⁷ insurance can allow you and your family to maintain the home and lifestyle you have worked hard to build. Safeguarding your family's mortgage debt can provide the comfort and stability you need, when you need it most. Choose the optional insurance coverage that is right for you, like Critical Illness Coverage, Life Coverage, Disability and Job Loss Coverage.

Manage all of your accounts online. Convenience at the palm of your hand.

Use your Scotiabank mortgage number to activate digital banking today. You can check your mortgage details, including your principal balance, payment amount, remaining amortization and more.

Get your Scotia OnLine® and Mobile access activated in a few steps:

1. Go to scotiabank.com or download our Mobile Banking app.
2. On your desktop, click "**Activate Now**" under the "**Sign in**" button. On your mobile app, click "**Activate Mobile Banking**".
3. Enter your ScotiaCard number or click on "I don't have a ScotiaCard" and Select **Mortgage** under the "account type" dropdown. Enter your account number and personal details.
4. Create your username and password, and sign in.



Let us help you reach your financial goals

Visit the ScotiaAdvice+ Centre for articles, tools and more to help you today and tomorrow. Get tips and insights at scotiabank.com/adviceplus

All offers may be changed, extended or withdrawn without notice, and cannot be duplicated or combined with any other offer unless permitted by Scotiabank. These offers are only valid to the person to whom this communication is addressed and cannot be transferred.

3 Preferred and Ultimate Package account holders will receive the applicable Package boost to the Regular Interest Rate (the "Package Interest Rate Boost"). Refer to the Current Rates Page on Scotiabank.com for the Total Annual Interest Rate applicable to the Preferred Package and Ultimate Package (current Regular Interest Rate, plus Premium Period Interest Rate, plus Preferred/Ultimate Package Interest Rate Boost, as applicable), which is subject to change at any time without advance notice. It will take up to 10 business days after activating a Preferred or Ultimate Package account for the applicable Package Interest Rate Boost to apply. The applicable Package Interest Rate Boost will cease to apply effective as of the date that the Preferred/Ultimate Package account is closed. The Package Interest Rate Boost is an annual rate calculated daily on the Momentum^{PLUS} Savings Account(s) closing balance and paid monthly.

4 Additional fees apply for shared ABM services, cross-border debit transactions and other banking services not included in the chequing account package.

5 If you open a Preferred Package account (the "Account"), on or after the date you open the Account (the "Account Open Date"), you will receive an annual fee waiver for the first year only (the "First Year Annual Fee Waiver") on one eligible Scotiabank Credit Card account (an "Eligible Card") opened on or after the Account Open Date. Eligible Cards include the Scotiabank Gold American Express, Scotiabank PassportTM Visa Infinite*, Scotia Momentum[®] Visa Infinite and Scotiabank Value[®] Visa* credit cards. Eligible Cards are subject to change. Each Account can only receive one First Year Annual Fee Waiver regardless of the number of accountholders on the Account or Eligible Cards opened. The First Year Annual Fee Waiver will be applied to the first annual fee for a primary card charged on an Eligible Card after the Account Open Date. If there is more than one Eligible Card opened after the Account Open Date, the First Year Annual Fee Waiver will be applied only to the first annual fee for a primary card that is charged on an Eligible Card after the Account Open Date. This First Year Annual Fee Waiver is only available for new Eligible Cards opened on or after the Account Open Date. Current or previous cardholders of an Eligible Card or cardholders that transfer to an Eligible Card on or after the Account Open Date will not receive the First Year Annual Fee Waiver. All other fees and charges applicable to the Eligible Card continue to apply. First Year Annual Fee Waiver will not be applied if the Account or Eligible Card is not open or is not in good standing and cannot be combined with any other annual fee waiver offer. Current annual fees, rates and other features for Eligible Cards are subject to change.

6 Preferred Package account holders will receive Preferred Package GIC interest rates ("Preferred Package GIC Rates") on Long Term Non-Redeemable GICs with terms between 1 and 10 years, excluding Special Rate GICs, Market Linked GICs and Guaranteed Income Optimizer GICs. The Preferred Package GIC Rates are subject to change without notice. For the latest Preferred Package GIC Rates, contact your branch or call 1-800-4-SCOTIA. Interest is accrued daily on your GIC from the issue date up to, but not including, the maturity date. For Scotiabank GICs that pay interest during their term (monthly, semi-annually or annually) the last interest payment is paid at maturity.

7 Scene+ Scotiabank[®] debit card: Earn 1 Scene+ point for every \$5 you spend on debit purchase transactions and Interac Flash transactions from an eligible account using your Scene+ Scotiabank debit card. Normal Interac Flash transaction limits apply. Other conditions and limitations apply. Visit www.scotiabank.com/sceneplusrewards for complete details. General information: A card must be connected to Scene+ membership in order to earn and redeem Scene+ points. Scene+ points accumulated using a card will be updated within 2-3 days. Scene+ points can be redeemed for travel, entertainment, shopping, dining, banking or online at www.sceneplus.ca.

8 The Preferred Package monthly account fee of \$16.95 is waived if a minimum daily closing balance of \$4,000 is maintained for the entire month in the Preferred Package.

9 For Ultimate Package customers, we do not charge a service fee for the transfer, however, foreign currency exchange rates apply. Subject to daily limits and additional terms and conditions as set out in the Scotiabank International Money Transfer Agreement found at www.scotiabank.com/international-money-transfer.

10 Ultimate Package account includes non-Scotiabank Interac ABM cash withdrawals in Canada and cash withdrawals at non-Scotiabank Visa* or PLUS* ABMs within and outside of Canada. Account holders may still be charged a convenience fee by the other bank and ABM operator, not by Scotiabank.

11 If you open an Ultimate Package account (the "Account"), on or after the date you open the Account ("Account Open Date") you will receive an annual fee waiver ("Annual Fee Waiver"), each year for as long as you have one eligible Scotiabank Credit Card account (an "Eligible Card") and the Account. You will receive the Annual Fee Waiver, even if you opened an Eligible Card prior to the Account Open Date. Eligible Cards include the Scotiabank Gold American Express, Scotiabank PassportTM Visa Infinite*, Scotia Momentum[®] Visa Infinite and Scotiabank Value[®] Visa* credit cards. Eligible Cards are subject to change. Each Account will only receive one Annual Fee Waiver regardless of the number of accountholders on the Account or Eligible Cards opened. The Annual Fee Waiver will be applied to the first annual fee for a primary Card charged on an Eligible Card after the Account Open Date. If there is more than one Eligible Card after the Account Open Date, the Annual Fee Waiver will be applied only to the first annual fee for a primary card that is charged on an Eligible Card after the Account Open Date. All other fees and charges applicable to the Eligible Card continue to apply. Annual Fee Waiver will not be applied if your Account or Eligible Card is not open or is not in good standing and cannot be combined with any other annual fee waiver offer. Current annual fees, rates and other features for Eligible Cards are subject to change.

12 Ultimate Package holders will receive Ultimate Package GIC interest rates ("Ultimate Package GIC Rates") on Long Term Non-Redeemable GICs with terms between 1 and 10 years, excluding Special Rate GICs, Market Linked GICs and Guaranteed Income Optimizer GICs. The Ultimate Package GIC Rates are subject to change without notice. For the latest Ultimate Package GIC Rates, contact your branch or call 1-800-4-SCOTIA. Interest is accrued daily on your GIC from the issue date up to, but not including, the maturity date. For Scotiabank GICs that pay interest during their term (monthly, semi-annually or annually) the last interest payment is paid at maturity.

13 The Ultimate Package monthly account fee of \$30.95 is waived if a minimum daily closing balance of \$6,000 is maintained for the entire month in the Ultimate Package. If the monthly balance of the Ultimate Package account is less than the daily minimum of \$6,000 but has a combined minimum daily closing balance of \$30,000 across the Ultimate Package account and Momentum^{PLUS} Savings Accounts(s) for the entire month, the monthly account fee of the Ultimate Package account will be charged then rebated within the first 10 business days of the following month. The account must have sufficient funds to cover any fees, including the monthly fee. The account balance of one (1) Ultimate Package Account plus more than one (1) Momentum^{PLUS} Savings Account(s) qualifies to pay no monthly fees on one (1) Ultimate Package account. Account holders of the Ultimate Package who are also account holders of the Momentum^{PLUS} Savings Account(s) qualify.

14 Review the applicable Application Disclosure Statement that will be provided to you from your Advisor for information on rates and fees and additional information about the credit card you wish to select. Visit Scotiabank.com to see the various Scotiabank credit cards to choose from.

15 If you qualify for this payment option, the interest-only minimum payment will be the greater of (i) the interest portion only of the outstanding balance on your statement, or (ii) \$50 (and in either case, the minimum payment will be no more than your outstanding balance on your statement). In addition, amounts showing on your statement as overdue or over limit must be paid immediately and will be added to the minimum payment. Other minimum payment options may be available.

16 Scotia Mortgage Protection is underwritten by The Canada Life Assurance Company. Full details provided are included in the Certificate of Insurance, which is provided at the time of enrollment. The maximum coverage amount for Critical Illness coverage is \$500,000 for all Mortgages combined. For Life coverage, the maximum coverage amount is \$1,000,000 for all Mortgages combined. The maximum monthly benefit amount for Disability coverage is \$3,500 including your Mortgage Coverage premiums (including applicable taxes), for up to a maximum of 24 months. The maximum monthly benefit amount for Job Loss coverage is \$3,500 including your Mortgage Coverage premiums (including applicable taxes), for up to a maximum of 6 months.

17 A maximum of five Premium Periods at any one time, each of which can have a length of 90 days, 180 days, 270 days, or 360 days. For each Premium Period, Premium Interest is calculated daily by applying the Premium Interest Rate to each deposit, including any accumulated Regular Interest, until the end of the Premium Period. Premium Interest is paid at the end of each Premium Period, so long as NO DEBIT TRANSACTION HAS OCCURRED within that Premium Period. When a debit transaction occurs, no Premium Interest is payable for that Premium Period and a new Premium Period of the same length will commence the same day. Refer to Scotiabank.com/rates for current Interest Rates, which are subject to change.

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[†] Interac e-Transfer is a registered trademark of Interac Corp., used under license.

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* Visa Int./Licensed User.

^④ American Express is a registered trademark of American Express. This credit card program is issued and administered by the Bank of Nova Scotia under license from American Express

I/we warrant and confirm that the information given in the mortgage application form is true and correct and I/we understand that it is being used to determine my/our credit responsibility and to evaluate and respond to my/our request for mortgage financing. You and the mortgage lender are authorized to obtain any information you may require for these purposes from other sources (including, for example, credit bureaux) and each source is hereby authorized to provide you with such information. I/we also understand, acknowledge and agree that the information given in the mortgage application form as well as other information you obtain in relation to my credit history may be disclosed to potential mortgage lenders, mortgage insurers, other service providers, organizations providing technological or other support services required in relation to this application and any other parties with whom I/we propose to have a financial relationship.

I/we further acknowledge and agree that each potential mortgage lender, mortgage insurer or service provider to whom you provide the mortgage application and/or my/our personal information is permitted to receive such application and information and maintain records relating to me/us and my/our mortgage application and to hold, use, communicate and disclose personal information about me/us, including my/our Social Insurance Number (SIN) if I/we provide it, and collect personal information from me/us, you and from third persons, including credit bureaux, credit reporting and collection agencies, financial institutions, my/our past and present employers, creditors and tenants, my/our spouse or any other person who has information about me/us for the purposes of recording, evaluating and responding to my/our application for mortgage financing or related activities and I/we specifically consent to the release and disclosure of personal information by such persons to and among you and each potential mortgage lender, mortgage insurer or other service provider.

CLIENT CONSENT

: Jason Reid

Date: 03 / 21 / 2025

: Susanne Reid

Date: 03 / 20 / 2025

MORTGAGE APPLICATION

Mar-20-2025 10:47:15 AM EST

Reid, Jason**CNTI-8051**

Page 1 of 3

APPLICANT		Applicant			
Name: Mr. Jason Reid					
Address: 93 Queen Drive E Cambridge, ON N3C 2A9					
Residential Status: Own	Time at residence: 22 Years				
Work Phone: 416-613-9947	Cell Phone: 519-212-2602	Home Phone: 519-212-2602			
Fax Number:	eMail: jason@thereidclan.com				
Marital Status: Married	Date of Birth: Nov-07-1970	Dependents: 2	SIN:		
Current Employer: O'Dell HVAC Group		Time at job: 7 Years			
Occupation: Professional	Job Title: Contractor Sales	Employment Type: Full Time			
	Self Employed: No	Annual Income: \$ 110,000.00			
Name: Mrs. Susanne Reid					
Address: 93 Queen Drive E Cambridge, ON N3C 2A9					
Residential Status: Own	Time at residence: 22 Years				
Work Phone: 905-890-1010	Cell Phone: 519-497-8665	Home Phone: 519-212-2602			
Fax Number:	eMail: sue@thereidclan.com				
Marital Status: Married	Date of Birth: Mar-01-1969	Dependents: 2	SIN:		
Current Employer: Peel District School Board		Time at job: 24 Years			
Occupation: Professional	Job Title: Teacher	Employment Type: Full Time			
	Self Employed: No	Annual Income: \$ 117,046.00			
Other Income					
Type	Description	Period	Amount		
		Total:			
Financial					
Assets	Description		Value		
RRSP	RRSP		\$ 20,000.00		
Household Goods	Personal Belongings		\$ 75,000.00		
Vehicle	Vehicles		\$ 75,000.00		
	Total:		\$ 170,000.00		
Liabilities	Description	Value	Balance	Monthly Payment	Payoff
Auto Loan	FORD CREDIT CDN CO	\$ 58,866.00	\$ 53,000.00	\$ 775.67	
Unsecured Line of Credit	ROYAL BANK	\$ 25,000.00	\$ 15,000.00	\$ 450.00	
Unsecured Line of Credit	FAIRSTONE	\$ 6,000.00	\$ 2,915.00	\$ 87.45	
Credit Card	SCOTIABANK VISA	\$ 15,000.00	\$ 5,901.00	\$ 177.03	
Credit Card	ROYAL BANK VISA	\$ 8,000.00	\$ 1,773.00	\$ 53.19	
Credit Card	CAPITAL ONE BANK	\$ 10,000.00	\$ 808.00	\$ 24.24	
Credit Card	SCOTIABANK VISA	\$ 5,000.00	\$ 2,111.00	\$ 63.33	
	Totals	\$ 127,866.00	\$ 81,508.00	\$ 1,630.91	

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Cannect Inc. ()

81 Navy Wharf Court Toronto, Ontario, M5V3S3

License #: 13079

Agent : Justin Turner -M18000371

Phone: 647-783-2790, Fax:

JR AR

MORTGAGE APPLICATION

Reid, Jason

CNTI-8051**FINANCING****Requested Mortgage**

Lender: Scotiabank / Banque Scotia	Product Name:	Loan Type: Mortgage
Purpose: Refinance - Debt consol	Mortgage Type: First	Closing Date: Mar-31-25
Payment Frequency: Monthly	Purchase/Value: \$ 800,000.00	Insurance Premium: \$ 0.00
Monthly Payment: \$ 1,662.76	Total Mortgage Amount: \$ 305,000.00	Net Rate: 4.350%
Rate Type: Variable	Term: 5 Years	Amortization: 25 Years

Repayment Type: Principal And Interest

Down Payment

Source	Description	Amount
Existing Equity	Equity	\$ 160,000.00
Total		\$ 160,000.00

Concurrent

Lender: Cannect MIC	Mortgage Type: Second	Maturity Date:
Total Mortgage Amount: \$ 335,000.00	Net Rate: 5.450%	Monthly Payment: \$ 1,521.46

Refinance / Switch / ETO

Mortgage Type: First	Mortgage Balance: \$ 134,661.00	Frequency Payment: \$ 1.00	Payment Frequency: Monthly
Maturity Date: Jan-17-30	Rate Type: Fixed	Term Type: Open	Mtg Interest Rate: 6.450%
Mortgage Holder: Manulife Bank		Loan Type: Mortgage	
Original Mtg Amt: \$ 135,000.00	Mortgage #: 0	Blended Amortization:	
Purpose: Refinance			
Insured: No	Insurer:	Insurance Account #:	
Original Purchase Price: \$ 1.00		Purchase Date:	
Mortgage Type: Second	Mortgage Balance: \$ 165,000.00	Frequency Payment: \$ 1.00	Payment Frequency: Monthly
Maturity Date: Apr-01-25	Rate Type: Fixed	Term Type: Open	Mtg Interest Rate: 11.250%
Mortgage Holder: Cannect MIC		Loan Type: Mortgage	
Original Mtg Amt: \$ 165,000.00	Mortgage #: 0	Blended Amortization:	
Purpose: Refinance			
Insured: No	Insurer:	Insurance Account #:	
Original Purchase Price: \$ 1.00		Purchase Date:	

PROPERTY

Property Address: 93 Queen Drive E Cambridge, ON N3C 2A9

Lot:	Block:	Concession/Township:	
Appraised Date:	Occupancy: Owner-Occupied	Age: 15 Years	Heating Type: Forced Air Gas/Oil/Electric
Living Space: 1500 Sq Ft	Lot Size: 4500 Sq Ft	Dwelling Type: Detached	
Dwelling Style: Two Storey	Garage Size: None	Garage Type:	
Taxation Year: 2025	Taxes Paid By: Borrower		
Environmental Hazard: No			

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JR AR

MORTGAGE APPLICATION**Reid, Jason****CNTI-8051**

PROPERTY			
Purchase Price:	Estimated Value:	\$ 800,000.00	Appraised Value: \$ 0.00
Heating Cost: \$ 100.00	Condo Fees:	\$ 0.00	Annual Taxes: \$ 3,800.00
Improvements:	Value of Improvements:		
Total Expenses (includes Rental Expenses below - if applicable): \$ 416.67			
Rental Property Expense			
Monthly Rental Income: \$ 0.00	Rental Offset Option: None		
Offset %: 0			
Insurance: \$ 0.00	Hydro: \$ 0.00	Management Expenses: \$ 0.00	
Repairs: \$ 0.00	Interest Charges: \$ 0.00	General Expenses: \$ 0.00	

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Agent : Justin Turner -M18000371

Phone: 647-783-2790, Fax:



Mortgage Brokerages, Lenders and Administrators Act

This document must be provided to the borrower 2 business days prior to the signing
of any mortgage instruments, unless waived below.

Disclosure to Borrower**Cost of Borrowing Disclosure:**

Property to be mortgaged: 93 Queen Drive E, Cambridge, Ontario N3C 2A9 , Detached ,

Details of Mortgage:

The principal amount of the First mortgage \$ 305,000.00, will be repayable in Monthly installments of \$ 1,662.76, to be paid on the agreed upon payment date , including interest, starting on April 30, 2025. The net advance of funds is \$ 303,650.00. The total amount of all payments over the 5 Years term will be \$ 99,765.60. The mortgage will be amortized over 25 Years .

Interest:

The date on which interest begins to accrue is: March 31, 2025 and if any grace period is given, the details are:

N/A

The annual interest rate is 4.350 % and the compounding period is Semi-Annually.

Interest for each payment period is calculated against the balance owing. Each payment is applied first to the accumulated cost of borrowing, and then to the outstanding principal. Any interest unpaid becomes part of the balance owing for the purposes of calculating the interest charged in future payment periods.

Where the annual interest rate may change, the method of determining the annual interest rate is:
deducting a factor of .60% (60bps) from the Prime Rate.

Fees and Costs Payable by Borrower:

	Comments	Value	Included In APR
Appraisal	Automated Appraisal Fee	\$ 100.00	X
Legal Fees & Disbursements	Estimated	\$ 1,250.00	X
Total Costs:		\$ 1,350.00	

Total Cost of Borrowing:

Total Cost of Borrowing (including interest) to be paid over the term of the mortgage:\$ 63,224.77 APR: 4.415 %

The APR is not the contract rate of the mortgage. It is the interest costs, plus the non-interest costs required to obtain the mortgage, expressed as a percentage of the average mortgage balance over the term of the mortgage.

Terms and Conditions:

Prepayment Privileges: See commitment for details

Transferability: See commitment for details

Method of Payment: See commitment for details

Special Conditions: See commitment for details

Particulars / Penalties: See commitment for details

Conflict of Interest Disclosure:**Referral Fees to Brokerage and/or Broker/Agent:**

Describe any direct or indirect interest that the Brokerage has or, as currently contemplated, may acquire in the transaction for which this disclosure statement is provided.

 Mortgage - Commissions

The brokerage will receive a commission and may receive contingent commissions from the Lender. Commissions are generally a fixed percentage of principal amounts of the mortgage being placed. Contingent commissions may be based on factors such as the volume of business placed with the Lender, or a certain percentage growth in the placement of business over a previous period, and may be paid in cash or some other form of compensation.

 Other Compensation

The Lender involved in this transaction may provide the brokerage fees or incentives dependant on the interest rate and the term(s) accepted by the Borrower. The brokerage may retain the fees and incentives or may use them for the benefit of another of the brokerage's clients.

Mortgage Brokerages, Lenders and Administrators Act

This document must be provided to the borrower 2 business days prior to the signing
of any mortgage instruments, unless waived below.

Disclosure to Borrower

Information on Brokerage:

The Brokerage is representing The Borrower & the Lender, not to the preference of either in this transaction.

The Brokerage has acted for 15 lenders during the previous fiscal year.

The Brokerage has acted as a lender in the previous fiscal year.

The Brokerage has not acted as a lender in the previous fiscal year.

Name and Address of Brokerage: Cannect Inc. License #: 13079 81 Navy Wharf Court , Toronto, ON M5V 3S3

Name of Authorized Person signing on behalf of Brokerage: Justin Turner, Agent License #: M18000371

Date: 03/20/2025

Authorized Signature:

Justin Turner

Disclosure of Material Risks:

The brokerage has reviewed with the borrower the general risks associated with a mortgage commitment. These risks include: risk of falling into arrears, default and foreclosure, prepayment penalties, etc.

Acknowledgment

I / we acknowledge receipt of a copy of this form, and corresponding Amortization Schedule and that I / we have reviewed the information.

Date: 03 / 21 / 2025

Borrower: Jason Reid

Jason Reid

Date: 03 / 20 / 2025

Borrower: Susanne Reid

Susanne Reid

I / we waive the 2 business days requirement for this disclosure.

Date: 03 / 21 / 2025

Borrower: Jason Reid

Jason Reid

Date: 03 / 20 / 2025

Borrower: Susanne Reid

Susanne Reid

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AMORTIZATION SUMMARY

Transaction No:
CNTI-8051-1

Prepared For: Jason Reid

MORTGAGE INFORMATION

Mortgage Amount:	\$ 305,000.00	Closing Date:	March-31-2025
Interest Rate:	4.350%	Interest Adjustment Date:	March-31-2025
Amortization:	25 Years 0 Months	First Payment Date:	April-30-2025
Term:	60 Months	Maturity Date:	March-31-2030
Disclosure Rate:	4.415%	Interest Adjustment Amount:	\$ 0.00
Payment Frequency:	Monthly	Interest Only:	No
Compounded:	Semi-Annually		

MORTGAGE SUMMARY

Monthly Payment: \$ 1,662.76

Total Payments:	\$ 99,765.60
Total Interest:	\$ 61,874.77
Total Principal:	\$ 37,890.83
Balance Remaining at Maturity:	\$ 267,109.17

Prepared by : Agent

Justin Turner - M18000371
Cannect Inc.

81 Navy Wharf Court
Toronto, Ontario
M5V 3S3

13079

Tel : (647) 783-2790

Fax :

E-mail : justin.turner@cannect.ca

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JR AR

AMORTIZATION SCHEDULE

Payment Date	Interest	Principal	Balance
April 30, 2025	\$ 1,095.74	\$ 567.02	\$ 304,432.98
May 30, 2025	\$ 1,093.70	\$ 569.06	\$ 303,863.92
June 30, 2025	\$ 1,091.65	\$ 571.11	\$ 303,292.81
July 30, 2025	\$ 1,089.60	\$ 573.16	\$ 302,719.65
August 30, 2025	\$ 1,087.54	\$ 575.22	\$ 302,144.43
September 30, 2025	\$ 1,085.48	\$ 577.28	\$ 301,567.15
October 30, 2025	\$ 1,083.40	\$ 579.36	\$ 300,987.79
November 30, 2025	\$ 1,081.32	\$ 581.44	\$ 300,406.35
December 30, 2025	\$ 1,079.23	\$ 583.53	\$ 299,822.82
January 30, 2026	\$ 1,077.14	\$ 585.62	\$ 299,237.20
February 28, 2026	\$ 1,075.03	\$ 587.73	\$ 298,649.47
March 30, 2026	\$ 1,072.92	\$ 589.84	\$ 298,059.63
April 30, 2026	\$ 1,070.80	\$ 591.96	\$ 297,467.67
May 30, 2026	\$ 1,068.68	\$ 594.08	\$ 296,873.59
June 30, 2026	\$ 1,066.54	\$ 596.22	\$ 296,277.37
July 30, 2026	\$ 1,064.40	\$ 598.36	\$ 295,679.01
August 30, 2026	\$ 1,062.25	\$ 600.51	\$ 295,078.50
September 30, 2026	\$ 1,060.09	\$ 602.67	\$ 294,475.83
October 30, 2026	\$ 1,057.93	\$ 604.83	\$ 293,871.00
November 30, 2026	\$ 1,055.75	\$ 607.01	\$ 293,263.99
December 30, 2026	\$ 1,053.57	\$ 609.19	\$ 292,654.80
January 30, 2027	\$ 1,051.39	\$ 611.37	\$ 292,043.43
February 28, 2027	\$ 1,049.19	\$ 613.57	\$ 291,429.86
March 30, 2027	\$ 1,046.98	\$ 615.78	\$ 290,814.08
April 30, 2027	\$ 1,044.77	\$ 617.99	\$ 290,196.09
May 30, 2027	\$ 1,042.55	\$ 620.21	\$ 289,575.88
June 30, 2027	\$ 1,040.32	\$ 622.44	\$ 288,953.44
July 30, 2027	\$ 1,038.09	\$ 624.67	\$ 288,328.77
August 30, 2027	\$ 1,035.84	\$ 626.92	\$ 287,701.85
September 30, 2027	\$ 1,033.59	\$ 629.17	\$ 287,072.68
October 30, 2027	\$ 1,031.33	\$ 631.43	\$ 286,441.25
November 30, 2027	\$ 1,029.06	\$ 633.70	\$ 285,807.55
December 30, 2027	\$ 1,026.79	\$ 635.97	\$ 285,171.58
January 30, 2028	\$ 1,024.50	\$ 638.26	\$ 284,533.32
February 29, 2028	\$ 1,022.21	\$ 640.55	\$ 283,892.77
March 30, 2028	\$ 1,019.91	\$ 642.85	\$ 283,249.92
April 30, 2028	\$ 1,017.60	\$ 645.16	\$ 282,604.76
May 30, 2028	\$ 1,015.28	\$ 647.48	\$ 281,957.28
June 30, 2028	\$ 1,012.95	\$ 649.81	\$ 281,307.47
July 30, 2028	\$ 1,010.62	\$ 652.14	\$ 280,655.33
August 30, 2028	\$ 1,008.28	\$ 654.48	\$ 280,000.85
September 30, 2028	\$ 1,005.93	\$ 656.83	\$ 279,344.02
October 30, 2028	\$ 1,003.57	\$ 659.19	\$ 278,684.83
November 30, 2028	\$ 1,001.20	\$ 661.56	\$ 278,023.27
December 30, 2028	\$ 998.82	\$ 663.94	\$ 277,359.33
January 30, 2029	\$ 996.44	\$ 666.32	\$ 276,693.01
February 28, 2029	\$ 994.04	\$ 668.72	\$ 276,024.29
March 30, 2029	\$ 991.64	\$ 671.12	\$ 275,353.17
April 30, 2029	\$ 989.23	\$ 673.53	\$ 274,679.64
May 30, 2029	\$ 986.81	\$ 675.95	\$ 274,003.69
June 30, 2029	\$ 984.38	\$ 678.38	\$ 273,325.31
July 30, 2029	\$ 981.94	\$ 680.82	\$ 272,644.49
August 30, 2029	\$ 979.50	\$ 683.26	\$ 271,961.23
September 30, 2029	\$ 977.04	\$ 685.72	\$ 271,275.51
October 30, 2029	\$ 974.58	\$ 688.18	\$ 270,587.33
November 30, 2029	\$ 972.11	\$ 690.65	\$ 269,896.68
December 30, 2029	\$ 969.63	\$ 693.13	\$ 269,203.55
January 30, 2030	\$ 967.13	\$ 695.63	\$ 268,507.92
February 28, 2030	\$ 964.64	\$ 698.12	\$ 267,809.80

JR AR

AMORTIZATION SCHEDULE

Payment Date	Interest	Principal	Balance
March 30, 2030	\$ 962.13	\$ 700.63	\$ 267,109.17
At End of Term:	\$ 61,874.77	\$ 37,890.83	\$ 267,109.17

JR AR

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PLUS professional advice from a licensed Life Insurance Advisor.

Click below to open your online application

<https://www.apply2protect.com/home/B46H61F227CX1>

Fax to: **1.866.677.4329**

1 CHOOSE MPP COVERAGE	BORROWERS' NAMES		DATE OF BIRTH	PREMIUM PAYABLE IN FIRST 30 DAYS	Monthly Life Insurance Quote	INITIAL TO <input type="checkbox"/> Apply <input type="checkbox"/> Waive (Default)	Monthly Total Disability Insurance Quote	INITIAL TO <input type="checkbox"/> Apply <input type="checkbox"/> Waive (Default)
	#1 Susanne Reid		01 MAR 1969	\$0.00	\$185.12		\$136.51	
	#2 Jason Reid		07 NOV 1970	\$0.00	\$106.14		\$107.55	
About your quote:		Quoted amount for Life Insurance is based on non-smoker rates. Smokers' rates are 70% higher. The premium and benefit amount for which you are approved may be different based on information you provide about your health. Current sales tax is included in the amount quoted if applicable.					Premiums refunded if cancelled within 60 days.	
ATTACH A CHEQUE MARKED "VOID" or copy the numbers below. By signing below, I confirm I am the account holder and I accept the Pre-Authorized Debit Agreement in the MPP brochure								
Cheque # <input type="text"/> <input type="text"/> <input type="text"/> Branch # <input type="text"/> <input type="text"/> <input type="text"/> Institution # <input type="text"/> <input type="text"/> Account # <input type="text"/>								
<i>I understand that my coverage cannot begin until the Insurer receives a valid account from which it is able to collect premiums.</i>								
MORTGAGE INFORMATION		BALANCE	MONTHLY MORTGAGE PAYMENT		FUNDING DATE	MORTGAGE NUMBER		
		\$335,000.00	\$1,838.13 (incl. property tax)		31 Mar 2025	CNTI-8051		
CREDITORS' GROUP POLICYHOLDER <input type="text"/> Connect								

2 CHECK	Important instructions -Please check all that apply. <table border="0" style="margin-left: 20px;"> <tr> <td style="width: 15%;">For advisory services</td> <td colspan="7">L 1. YES, please have a licensed Life Insurance Advisor call me to provide no-obligation insurance advice:</td> </tr> <tr> <td><input type="checkbox"/></td> <td colspan="7"><input type="checkbox"/> Susanne Reid <input type="checkbox"/> Jason Reid</td> </tr> <tr> <td style="width: 15%;">For MPP coverage</td> <td colspan="7"> <input type="checkbox"/> 1. I have MPP insurance on this debt and am applying for additional life and/or disability insurance. I understand it will be calculated as described in the MPP brochure under the heading Blend and extend your coverage. I understand the existing certificate will be updated to the new premium payment frequency quoted on this form. <input type="checkbox"/> 2. I want to delay my coverage start date to match the funding date. If not checked, coverage will start when the insurer receives my completed form with payment information. <input type="checkbox"/> 3. I do not wish to have Property Tax included in my MPP Disability Protection. Reduce Disability Insurance Premiums by 15 %. </td> </tr> </table>								For advisory services	L 1. YES, please have a licensed Life Insurance Advisor call me to provide no-obligation insurance advice:							<input type="checkbox"/>	<input type="checkbox"/> Susanne Reid <input type="checkbox"/> Jason Reid							For MPP coverage	<input type="checkbox"/> 1. I have MPP insurance on this debt and am applying for additional life and/or disability insurance. I understand it will be calculated as described in the MPP brochure under the heading Blend and extend your coverage. I understand the existing certificate will be updated to the new premium payment frequency quoted on this form. <input type="checkbox"/> 2. I want to delay my coverage start date to match the funding date. If not checked, coverage will start when the insurer receives my completed form with payment information. <input type="checkbox"/> 3. I do not wish to have Property Tax included in my MPP Disability Protection. Reduce Disability Insurance Premiums by 15 %.						
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2 CONTACT	We will contact you: Please provide us with a telephone number at which you can be reached (and an alternate). If you are applying for MPP coverage: (1) we will need to contact you to obtain additional information needed to complete your application; (2) your answers provided in that call will form part of your application; (3) if we are unable to contact you and complete your application within 30 days of the date we receive your application, then only accident insurance coverage will be issued to you. If you have asked to be referred, a life insurance licensed representative will contact you directly. All information you provide, either in connection with this application or to an insurance advisor, is confidential. Susanne Reid PHONE* <input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/> ALTERNATE <input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/> EMAIL <input type="text"/> *Required							
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3 SIGN	I have received and reviewed the MPP brochure. I agree to the collection, use and disclosure of my Personal Information as described in the Personal Information Statement contained in it. To be eligible for insurance I must be a Canadian resident between 18 and 64 years old and be a borrower, co-borrower or guarantor on a mortgage arranged by the Policyholder. If I am ineligible, I have waived. I hereby apply for, or waive my application for, MPP insurance as described in the brochure and on this application. Authorization: I authorize any person or organization with information about me to send my Personal Information to the Insurer for use in assessing and issuing the insurance for which I am applying. I understand the insurance offered is creditors' group insurance and that this insurance is optional. I understand that my application will form part of any insurance contract that is issued to me; a photocopy of this application is valid as the original. I acknowledge and agree that the premium and coverage for which I am approved may be different than the premium or coverage for which I have applied. I understand that I may accept any offer of coverage by continuing to pay premiums for 60 days. I understand that I can decline any offer of coverage by contacting the Insurer and if I do so in the first 60 days any premium paid during that time will be refunded to me. I declare that any statements made by me on this application form and any future statements made by me in connection with this application are true and complete and I understand and agree that if I provide incomplete or inaccurate information on this application or in future statements I make in connection with this application, the insurance may be void and/or no benefit may be paid under this insurance. I understand that my mortgage broker receives remuneration for providing administrative duties and if applicable, a referral fee (of \$50) for referring me to a licensed Life Insurance Advisor. MPP coverage is issued by The Manufacturers Life Insurance Company. This application is not for use in Québec. Sign here to Apply or Waive Susanne Reid <input type="text"/> 03 / 20 / 2025 DATE SIGNED (DD,MM,YY)							
	Sign here to Apply or Waive Jason Reid <input type="text"/> 03 / 21 / 2025 DATE SIGNED (DD,MM,YY)							

The Manufacturers Life Insurance Company (Manulife)

Mortgage Protection Plan® (MPP) insurance is the life and/or disability insurance offered on this form under Policy Number /. Coverage under Mortgage Protection Plan insurance is offered and underwritten by The Manufacturers Life Insurance Company (Insurer, We, Us, Manulife). Manulife, Manulife & Stylized M Design, Stylized M Design and Mortgage Protection Plan are trademarks of The Manufacturers Life Insurance Company and are used by it, and by its affiliates under license.

Accessible formats and communication supports are available upon request. Visit Manulife.ca/accessibility for more information.

Questions? Call: 1.866.677.4366 Email: help@mortgageprotectionplan.ca Write: P.O. Box 987, Stn F, Toronto, ON M4Y 2N9 Visit: manulife.ca

Page 1 of 2: IF APPLYING FOR MPP COVERAGE, YOU MUST COMPLETE THE HEALTH QUESTIONS AND DECLARATION ON PAGE 2.

Print Date: 20 Mar 2025

MPP_E_EASYREFFWMO_2020
15.9006



B46H61F227CX1MQM016

Susanne Reid
Jason Reid

IF APPLYING FOR MPP COVERAGE, PLEASE COMPLETE AND RETURN THIS PAGE ALONG WITH PAGE 1 OF YOUR APPLICATION by fax to 1.866.677.4329

4	Answer these questions if you are applying for MPP coverage (Please ensure that you initial to apply for desired coverages on Page 1):	Susanne		Jason	
		NO	YES	NO	YES
<p>1. Have you ever had or been treated for: heart disorder, chest pains, stroke, narrowing or blockage of an artery, aneurysm, blood disorder, cancer, tumours, lung or liver disorder including hepatitis or hepatitis carrier, diabetes, impaired fasting glucose, disorder of the pancreas, chronic fatigue, fibromyalgia or other form of chronic pain, any immune system abnormality, a positive HIV test, AIDS, or been advised by a physician to stop or reduce drug use or alcohol consumption?</p>					
<p>2. During the past 3 years have you had or been treated for: mental or nervous disorder (depression, anxiety, stress, etc.), neurological disorder including seizures, high blood pressure, kidney or urinary disorder, gastrointestinal bleeding, back or knee pain, arthritis, other musculoskeletal disorder or any other illness, disease, operation, injury, or congenital defect not listed?</p>					
<p>3. Are you currently disabled or under investigation or using medication or other treatment, or have you been advised to have further investigation, treatment, or surgery, or been referred to another doctor?</p>					
<p>4. During the past 12 months have you smoked any substance or used tobacco in any form?</p>					
<p>5. During the past 3 years have you been absent from work for medical reasons for a month or longer?</p>					
<p>By completing this page and signing Page 1 of this application, I declare that:</p> <ul style="list-style-type: none"> • I understand and agree that if I provide incomplete or inaccurate information on this form or to any licensed agent, no benefit may be paid to me for any reason, unless otherwise provided by law. • I HAVE READ AND UNDERSTOOD THE MEDICAL QUESTIONS ABOVE AND THAT THE ANSWERS TO THOSE QUESTIONS ARE MY SOLE RESPONSIBILITY AND ARE COMPLETE AND TRUE. I understand that my mortgage broker is not qualified to provide advice. 					

The Manufacturers Life Insurance Company (Manulife)

Mortgage Protection Plan®

It's about *more* than just insurance.



Apply online with the link on your application form and get access to more options such as paying with credit card, insuring part of your mortgage, and more.

Why Mortgage Protection?

Manulife Mortgage Protection Plan® (MPP) can help you cover mortgage payments in the event of death, a serious accident or illness. Plus, you will pay no premiums for the first 30 days of any MPP coverage you apply for. This complimentary period gives you time to review your needs with our licensed professionals. Simply check the instruction box on your MPP application.

Help protect your family and your home. It's easy!

Coverage can start immediately.

No waiting. Your coverage can begin as soon as **your application is complete**. However, if you want to delay your coverage, just check the "I want to delay my coverage start date to match the funding date" box.

There's a payment option to fit every budget.

Mortgage Protection offers a variety of payment options, so you can choose the one that works for you, from **monthly**, to **semi-monthly** and **bi-weekly**. Look at the quote section on the application form to confirm which premium payment frequency option is quoted.

Coverage moves with you.

Moving or changing lenders? **Your original coverage goes with you**. Your premium is locked in at the age you applied.

We say YES to every eligible applicant.

Every eligible applicant is approved for some level of protection. If you don't qualify for full life and/or disability coverage, we can provide accidental death and accidental disability at a reduced premium.¹

60-day money-back guarantee.

Review your coverage in detail for 60 days. If you change your mind within the first 60 days, we'll give you **your money back** less any claims paid.

Simple, convenient protection.

When you apply, you will be asked questions about your health. Based on your answers, tests may be required. The results will determine your coverage and premiums. However, if the telephone interview or any applicable tests are not completed within 30 days, we will only provide accidental coverage.

Two valuable extra benefits²

- Terminal Illness:** Your life coverage includes a terminal illness benefit. If you are diagnosed with a Terminal Illness³ after 6 months have passed from the insurance start date, we will take over your mortgage payments.
- Waiver of Premium due to Job Loss⁴:** Your Life and/or Disability insurance premiums will be waived for 3 months if you involuntarily lose your job after 6 months from the insurance start date. You can claim this benefit once per year.

Apply today and help protect the people you love.

If you have any questions, call today:

Tel: **1-866-677-4366** / Fax: **1-866-677-4329**

Website: **www.manulife.ca**

Email: **help@mortgageprotectionplan.com**

The Manufacturers Life Insurance Company (Manulife)

¹ Accidental death premiums are 47.6% of the Life premiums and accidental disability premiums are 60% of the Disability premiums.

² Extra benefits are available for new certificates issued after February 20, 2020. Exclusions and limitations apply.

³ Terminal Illness means an illness that is progressive in nature, cannot be cured and cannot be treated and therefore it is expected to result in death within 12 months of diagnosis.

⁴ Waiver of Premium due to Job Loss has a maximum of \$300 per claim. Involuntary job loss means you are no longer employed as a result of an involuntary lay-off or dismissal without a cause.

Mortgage Protection Plan® (MPP) insurance provides two important options for mortgage protection: Life and Disability

1. Life Protection

MPP Life insurance pays off or reduces your mortgage balance.

Your life benefit is calculated based on a traditional mortgage that steadily declines as you regularly pay principal and interest. This benefit covers your insured debt up to the amount that would have been owing under a traditional mortgage. If you only insure part of your mortgage, or your mortgage is not declining every month (e.g. Line of credit), or you borrow more money, or the amortization period is extended; then this insurance may only cover part of your debt.



As a unique feature, we provide Life Bridge Benefits, which cover your mortgage payments while we review your claim.¹

You are eligible to apply if you're a Canadian resident between 18 and 64 years old and are a borrower, co-borrower or guarantor on a residential mortgage.

General Exclusions

Your insurance benefit will not be paid if terminal illness, death or disability is associated with:

- suicide or attempted suicide within 2 years of the coverage start date;
- committing or provoking a criminal offence including assault or driving while impaired (whether or not you are charged);
- any act of war or insurrection, unless you are a member of the Canadian Armed Forces or Canadian Forces Reserve;
- alcohol abuse or drug use that is not in strict accordance with a Physician's prescription;
- any other exclusion outlined in your Certificate.

2. Total Disability Protection

MPP Disability insurance pays your share of the monthly mortgage payment if you are Totally Disabled² for at least 60 days.

Your disability benefit will equal your share of the Initial Mortgage payment selected on your application. No benefit is paid for the 60-day qualification period or during any regular seasonal lay-off if you're seasonally employed. In some cases, your disability benefit may be less than your actual monthly payment. This can happen only if you insured part of your mortgage, or if you increased your mortgage payment after you have purchased this insurance.



As a unique feature, we provide one extra disability benefit payment after you get back to work.

Additional Disability Exclusions

Your insurance benefit will not be paid if disability is associated with:

- any exclusions listed under General Exclusions;
- normal pregnancy or childbirth;
- cosmetic or elective surgery;
- self-inflicted injuries unless medical evidence establishes that the injuries are related to a mental illness; or
- a Pre-existing Condition which results in your disability at any time before the first anniversary from the date coverage starts. Pre-existing Condition means any medical condition, sign, symptom, illness or disease diagnosed or undiagnosed for which you consulted a Physician or for which you received medical advice or treatment in the 12 months prior to the Coverage Start Date.

¹ If you have a traditional mortgage and your life insurance covers the whole debt, the Life Bridge benefit will equal your monthly mortgage payment. Otherwise, the benefit may be lower.

² If you work at least 20 hours per week for at least 40 weeks in the 12 months before you become disabled, or if you are seasonally employed and work at least 20 hours per week for 13 consecutive weeks in that period, then you are totally disabled if you can't perform the essential duties of your normal job due to illness or injury. Otherwise, you are totally disabled if you can't do at least 2 of the following activities of daily living without another person's help: dressing; eating; getting out of bed; toileting; walking.



More information about Life and Disability coverage:

Maximum Coverage

Manulife will insure up to \$1 million per person for Life insurance and \$10,000 for Disability insurance for a maximum of 24 months under all MPP insurance and CSP insurance combined. In addition, Maximum Coverage is subject to the Overall Benefit Maximum.

Overall Benefit Maximum

1. Manulife will cover up to the amount owing on the mortgage debt.
2. If more than one person is insured on the mortgage debt and two or more pass away or are totally disabled at the same time, Manulife will cover up to the Maximum Coverage outlined above.
3. If you already have MPP insurance and you apply for additional coverage that exceeds the maximum, your new coverage will be reduced so the maximum is not exceeded.

Blend and extend your existing coverage

If you already have MPP insurance and make a significant change to your mortgage, you may not be insured for the full amount you owe. But you can apply for an increase in coverage by checking the "I have MPP insurance on this debt and am applying for additional life and/or disability insurance" box on your application. The additional coverage will work as follows: your initial insurance benefit under the new certificate will equal your new refinanced debt or mortgage payment minus your original insured amounts on your existing certificate. The additional coverage premium will be calculated using your age at that time and the rates then available. You'll keep your existing coverage at your existing rates, and the payment frequency for your existing insurance will change to match your new frequency, if different.

When does my Life insurance end?

Whichever happens first:

- For **Life Protection** – Your 70th birthday
- For **Total Disability Protection** – Your 65th birthday
- The date on which you no longer have a mortgage*
- The end of the initial amortization period
- The date on which you decide to cancel your protection
- The date insurance premiums are 31 days overdue
- The date on which a life insurance benefit becomes payable
- The date your Certificate becomes void due to misrepresentation

If you only qualify for accidental coverage, for benefits to be payable, the death or disability must be caused solely and directly by an accident while the coverage is in force, and the death or disability must happen within 1 year of the accident.

Please check your Certificate. If you are approved for accidents only or with exclusions, you will be notified in your Certificate package. If you provide incomplete or inaccurate information including information about your health or smoking status, then your insurance may be void and no benefits may be paid for any reason.



To make a claim:

Call **1-866-677-4366** and you will be provided with the claim forms to be completed.

* If you pay off your mortgage and don't replace it with a new one, let us know so we stop collecting premiums.

About this mortgage protection insurance

This brochure is a summary, not a contract.

This brochure is designed to outline the benefits for which you may be eligible and does not create any contractual or other rights. All of your rights and benefits will be governed solely by the Certificate we issue to you and the Group Policy issued to your mortgage broker.

Role of Your Mortgage Broker

Your mortgage broker is not a licensed life insurance agent. Your mortgage broker's role is to have you complete the preprinted application form ("Application"). You may wish to speak to a licensed agent; if you need advice about this product, please contact one at the phone number on the first page. For other insurance advice, you can consult a licensed agent of your choice. Your mortgage broker is the group policyholder for this MPP insurance coverage. Third party administrators acting on behalf of your mortgage broker, such as Broker Support Centre Inc., may receive remuneration for providing administrative duties.

Personal Information Statement

In this Statement, "you" and "your" refer to the borrower or insured. "We", "us", "our" and "the Company" refer to The Manufacturers Life Insurance Company and our affiliated companies and subsidiaries. Updates to this Statement and further information about our privacy practices are posted to www.manulife.ca. We collect, use, verify and disclose your personal information for identified purposes, and only with your consent, or as permitted or required by law. By signing the application, you give your consent for us to collect, use, and disclose your personal information, as set out in this Personal Information Statement. Any alterations to the consent must be agreed to in writing by the Company.

We collect specific personal information about you such as: identifying information (e.g. your name, address, telephone number(s), email address, date of birth); medical information, banking and employment data to administer benefits; any test that may be necessary for us to decide if and on what terms to insure you, such as a medical exam or blood test; financial information, credit bureau report and/or consumer report from other organizations, person or source that has any information or records about you; information about how you use our products and services, and information about your preferences, demographics, and interests; and other personal information we may require to administer our business relationship with you. We use fair and lawful means to collect your personal information.

We collect your personal information from: your completed applications and forms; other interactions between you and the Company; other sources, such as: your mortgage broker or authorized representative(s); third parties with whom we deal in issuing and administering your contract and certificate now, and in the future; public sources, such as government agencies and internet sites; health care professionals, including medical practitioners, health care institutions, pharmacies and any other medically-related facility; other insurance carriers; and administrators of government benefits and other benefit programs.

We will use your personal information to: help us properly administer the products and services that we provide and to manage our relationship with you; confirm your identity and the accuracy of the information you provide; evaluate your application, and issue and administer the rights under the plan; comply with legal and regulatory requirements; understand more about you and how you like to do business with us; analyze data to help us understand our customers better so we can improve the products and services we provide; determine your eligibility for, and provide you with details of, other products or services that may be of interest to you; and perform audits and investigations.

We disclose your information to: persons, financial institutions and other parties with whom we deal in issuing and administering your plan now, and in the future; authorized employees, agents and representatives; your mortgage broker and any agency which has entered into an agreement with us and has supervisory authority, directly or indirectly, over your mortgage broker and their employees; any person or organization to whom you gave consent; people who are legally authorized to view your personal information; the lender who loaned the money that this insurance relates to, and service providers who require this information to perform their services for us (for example data processing, programming, data storage, market research, printing and distribution services, paramedical and investigative agencies). The above-mentioned people, organizations and service providers are both within Canada and jurisdictions outside Canada and would therefore be subject to the laws of those jurisdictions. Where personal information is provided to our service providers, we require them to protect the information in a manner that is consistent with our privacy policies and practices.

We keep your information the longer of: The time period required by law and by guidelines set for the financial services industry, and the time period required to administer the products and services we provide. You may withdraw your consent for us to use your personal information to provide you with other service or product offerings, excluding those mailed with your statements. You may not withdraw your consent for us to collect, use, retain or disclose personal information we need to issue or administer the plan unless federal or provincial laws give you this right. If you do so, a plan may not be issued, and benefits will not be payable under the contract or we may treat your withdrawal of consent as a request to terminate the contract. If you wish to withdraw your consent, phone our customer care centre or write to the Privacy Officer at the address below. You will notify us of any change to your contact information. You have the right to access and verify your personal information maintained in our files, and to request any factually inaccurate personal information be corrected, if appropriate. If you have a question, a concern, wish to receive more information about parties who have access to your information or about our privacy policies and procedures, and/or wish to review your personal information in our files or correct any inaccuracies, you may send a written request to: Privacy Officer, Manulife, 500 King Street N, Waterloo, ON N2J 4C6.

Pre-authorized debit agreement ("PAD") for personal premium payments

By signing the Application, you confirm being an owner of the account for which you have provided a void cheque and authorize premiums for any insurance purchased from us or our agents to be collected without further notification to you before payments commence. Premium payments and collection dates will be confirmed in the Coverage Summary sent with your Certificate of Insurance, and can commence as early as the day after your Application is submitted. You waive the right to receive further notice of the amount and date of each automatic withdrawal from your account, including withdrawals for all coverage subject to Blend and extend. If your bank or financial institution does not honour an automatic premium withdrawal the first time it is presented for payment, we will attempt to withdraw that payment again within 30 days. We reserve the right to ask for an alternate method of payment if your payment is not honoured. All one-time or automatic withdrawals from your bank account will be treated as personal withdrawals as defined by Payments Canada in Rule H-1. You can cancel your payment authorization at any time by sending us written notice. You understand that cancelling this PAD agreement may result in a loss of insurance coverage unless we receive another form of payment. You have certain recourse rights if any debit does not comply with this agreement. For example, you have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. To obtain more information on your recourse rights or your right to cancel, or to obtain a sample cancellation form, you may contact your financial institution or visit www.payments.ca.

The Manufacturers Life Insurance Company (Manulife)

Accessible formats and communication supports are available upon request. Visit Manulife.ca/accessibility for more information.

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MP2481105E 10/22 AODA

MORTGAGE APPLICATION

Mar-20-2025 04:20:01 PM EST

Reid, Jason**CNTI-8051**

Page 1 of 3

APPLICANT		Applicant			
Name: Mr. Jason Reid					
Address: 93 Queen Drive E Cambridge, ON N3C 2A9					
Residential Status: Own	Time at residence: 22 Years				
Work Phone: 416-613-9947	Cell Phone: 519-212-2602	Home Phone: 519-212-2602			
Fax Number:	eMail: jason@thereidclan.com				
Marital Status: Married	Date of Birth: Nov-07-1970	Dependents: 2	SIN:		
Current Employer: O'Dell HVAC Group		Time at job: 7 Years			
Occupation: Professional	Job Title: Contractor Sales	Employment Type: Full Time			
	Self Employed: No	Annual Income: \$ 110,000.00			
Name: Mrs. Susanne Reid					
Address: 93 Queen Drive E Cambridge, ON N3C 2A9					
Residential Status: Own	Time at residence: 22 Years				
Work Phone: 905-890-1010	Cell Phone: 519-497-8665	Home Phone: 519-212-2602			
Fax Number:	eMail: sue@thereidclan.com				
Marital Status: Married	Date of Birth: Mar-01-1969	Dependents: 2	SIN:		
Current Employer: Peel District School Board		Time at job: 24 Years			
Occupation: Professional	Job Title: Teacher	Employment Type: Full Time			
	Self Employed: No	Annual Income: \$ 117,046.00			
Other Income					
Type	Description	Period	Amount		
		Total:			
Financial					
Assets	Description		Value		
RRSP	RRSP		\$ 20,000.00		
Household Goods	Personal Belongings		\$ 75,000.00		
Vehicle	Vehicles		\$ 75,000.00		
	Total:		\$ 170,000.00		
Liabilities	Description	Value	Balance	Monthly Payment	Payoff
Auto Loan	FORD CREDIT CDN CO	\$ 58,866.00	\$ 53,000.00	\$ 775.67	
Unsecured Line of Credit	ROYAL BANK	\$ 25,000.00	\$ 15,000.00	\$ 450.00	
Unsecured Line of Credit	FAIRSTONE	\$ 6,000.00	\$ 2,915.00	\$ 87.45	
Credit Card	SCOTIABANK VISA	\$ 15,000.00	\$ 5,901.00	\$ 177.03	
Credit Card	ROYAL BANK VISA	\$ 8,000.00	\$ 1,773.00	\$ 53.19	
Credit Card	CAPITAL ONE BANK	\$ 10,000.00	\$ 808.00	\$ 24.24	
Credit Card	SCOTIABANK VISA	\$ 5,000.00	\$ 2,111.00	\$ 63.33	
	Totals	\$ 127,866.00	\$ 81,508.00	\$ 1,630.91	

This document is intended for reference use only. Any unauthorized distribution, transmission or publication is strictly prohibited.

Cannect Inc. ()

81 Navy Wharf Court Toronto, Ontario, M5V3S3

License #: 13079

Agent : Justin Turner -M18000371

Phone: 647-783-2790, Fax:

JR AR

MORTGAGE APPLICATION

Reid, Jason

CNTI-8051**FINANCING****Requested Mortgage**

Lender: Cannect MIC	Product Name:	Loan Type: Secured LOC
Purpose: Refinance - Debt consol	Mortgage Type: Second	Closing Date: Mar-31-25
Payment Frequency: Monthly	Purchase/Value: \$ 800,000.00	Insurance Premium: \$ 0.00
Monthly Payment: \$ 1,521.46	Total Mortgage Amount: \$ 335,000.00	Net Rate: 5.450%
Rate Type: Variable	Term: N/A	Amortization: N/A
Repayment Type: Interest Only		

Down Payment

Source	Description	Amount
Existing Equity	Equity	\$ 160,000.00
Total		\$ 160,000.00

Concurrent

Lender: Scotiabank / Banque Scotia	Mortgage Type: First	Maturity Date: Mar-31-30
Total Mortgage Amount: \$ 305,000.00	Net Rate: 4.350%	Monthly Payment: \$ 1,662.76

Refinance / Switch / ETO

Mortgage Type: First	Mortgage Balance: \$ 134,661.00	Frequency Payment: \$ 1.00	Payment Frequency: Monthly
Maturity Date: Jan-17-30	Rate Type: Fixed	Term Type: Open	Mtg Interest Rate: 6.450%
Mortgage Holder: Manulife Bank		Loan Type: Mortgage	
Original Mtg Amt: \$ 135,000.00	Mortgage #: 0	Blended Amortization:	
Purpose: Refinance			
Insured: No	Insurer:	Insurance Account #:	
Original Purchase Price: \$ 1.00		Purchase Date:	
Mortgage Type: Second	Mortgage Balance: \$ 165,000.00	Frequency Payment: \$ 1.00	Payment Frequency: Monthly
Maturity Date: Apr-01-25	Rate Type: Fixed	Term Type: Open	Mtg Interest Rate: 11.250%
Mortgage Holder: Cannect MIC		Loan Type: Mortgage	
Original Mtg Amt: \$ 165,000.00	Mortgage #: 0	Blended Amortization:	
Purpose: Refinance			
Insured: No	Insurer:	Insurance Account #:	
Original Purchase Price: \$ 1.00		Purchase Date:	

PROPERTY

Property Address: 93 Queen Drive E Cambridge, ON N3C 2A9			
Lot:	Block:	Concession/Township:	
Appraised Date:	Occupancy: Owner-Occupied	Age: 15 Years	Heating Type: Forced Air Gas/Oil/Electric
Living Space: 1500 Sq Ft	Lot Size: 4500 Sq Ft	Dwelling Type: Detached	
Dwelling Style: Two Storey	Garage Size: None	Garage Type:	
Taxation Year: 2025	Taxes Paid By: Borrower		
Environmental Hazard: No			

This document is intended for reference use only. Any unauthorized distribution, transmission or publication is strictly prohibited.

Cannect Inc. ()

81 Navy Wharf Court Toronto, Ontario, M5V3S3

License #: 13079

Agent : Justin Turner -M18000371

Phone: 647-783-2790, Fax:

JR AR

MORTGAGE APPLICATION**Reid, Jason****CNTI-8051**

PROPERTY			
Purchase Price:	Estimated Value:	\$ 800,000.00	Appraised Value: \$ 0.00
Heating Cost: \$ 100.00	Condo Fees:	\$ 0.00	Annual Taxes: \$ 3,800.00
Improvements:	Value of Improvements:		
Total Expenses (includes Rental Expenses below - if applicable): \$ 416.67			
Rental Property Expense			
Monthly Rental Income: \$ 0.00	Rental Offset Option: None		
Offset %: 0			
Insurance: \$ 0.00	Hydro: \$ 0.00	Management Expenses: \$ 0.00	
Repairs: \$ 0.00	Interest Charges: \$ 0.00	General Expenses: \$ 0.00	

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Agent : Justin Turner -M18000371

Phone: 647-783-2790, Fax:



Mortgage Brokerages, Lenders and Administrators Act
Line of Credit

This document must be signed by the borrower at least 2 business days prior to the signing
of any mortgage agreement, unless waived below.

Disclosure to Borrower

Cost of Borrowing Disclosure:

Property to be mortgaged: 93 Queen Drive E, Cambridge, Ontario N3C 2A9
Detached

Credit and Payment Amounts:

The credit limit is \$ 335,000.00

The minimum periodic payments are: \$ 1,521.46 OR, the method of determining minimum periodic payments is:
interest only.

Interest: (ESTIMATE – Accrual of Interest will depend on the date the funds are borrowed/advanced)

The annual interest rate is 5.450 % and the compounding period is: Monthly.

Where the annual interest rate may change, the method of determining the annual interest rate is:
adding a factor of 50 bps (.50%) to the Prime Rate.

The date on which interest begins to accrue is: March 31, 2025 and, if any grace period is given, the details are:

Statements and Further Information:

The Borrower will receive a monthly statement of account.

The Borrower may use the following telephone number at no charge, to obtain information about the account during Cannect MIC business hours: _____

Terms and Conditions:

Prepayment Privileges:

See commitment for details

Transferability:

See commitment for details

Method of Payment:

See commitment for details

Special Conditions:

See commitment for details

Particulars / Penalties:

See commitment for details

Conflict of Interest Disclosure:

Referral Fees to Brokerage and/or Broker/Agent:

Describe any direct or indirect interest that the Brokerage has or, as currently contemplated, may acquire in the transaction for which this disclosure statement is provided.

Mortgage - Commissions

The brokerage will receive a commission and may receive contingent commissions from the Lender. Commissions are generally a fixed percentage of principal amounts of the mortgage being placed. Contingent commissions may be based on factors such as the volume of business placed with the Lender, or a certain percentage growth in the placement of business over a previous period, and may be paid in cash or some other form of compensation.

Other Compensation

The Lender involved in this transaction may provide the brokerage fees or incentives dependant on the interest rate and the term(s) accepted by the Borrower. The brokerage may retain the fees and incentives or may use them for the benefit of another of the brokerage's clients.

Information on Brokerage:

The Brokerage is representing The Borrower & the Lender, not to the preference of either in this transaction.

The Brokerage has acted for 15 lenders during the previous fiscal year.

Mortgage Brokerages, Lenders and Administrators Act
Line of Credit

This document must be signed by the borrower at least 2 business days prior to the signing
of any mortgage agreement, unless waived below.

Disclosure to Borrower

- The Brokerage has acted as a lender in the previous fiscal year.
 The Brokerage has not acted as a lender in the previous fiscal year.

Name and Address of Brokerage: Cannect Inc. Licence #: 13079
81 Navy Wharf Court, Toronto, ON M5V 3S3

Name of Authorized Person signing on behalf of Brokerage: Justin Turner, Agent Licence #: M18000371

Date: 03/20/2025 Authorized Signature: Justin Turner

Disclosure of Material Risks:

The brokerage has reviewed with the borrower the general risks associated with a mortgage commitment. These risks include: risk of falling into arrears, default and foreclosure, prepayment penalties, etc.

Acknowledgment

I / we acknowledge receipt of a copy of this form, and corresponding Amortization Schedule and that I / we have reviewed the information.

Date: 03 / 21 / 2025

Borrower: Jason Reid
Jason Reid

Date: 03 / 20 / 2025

Borrower: Susanne Reid
Susanne Reid

I / we waive the 2 business days requirement for this disclosure.

Date: 03 / 21 / 2025

Borrower: Jason Reid
Jason Reid

Date: 03 / 20 / 2025

Borrower: Susanne Reid
Susanne Reid

This form is provided "as-is" and D+H Limited Partnership ("D+H") makes no representations, warranties or conditions with regard to this form. Without limiting the generality of the foregoing, D+H does not warrant that this form complies with any applicable legislation and/or regulation. To the maximum extent permitted by applicable law, D+H disclaims all warranties and conditions implied or statutory, including, but not limited to, any warranties or conditions of merchantability, fitness for a particular purpose, and non-infringement.

AMORTIZATION SUMMARY

Transaction No:

CNTI-8051-2

Prepared For: Jason Reid

MORTGAGE INFORMATION

Mortgage Amount:	\$ 335,000.00	Closing Date:	March-31-2025
Interest Rate:	5.450%	Interest Adjustment Date:	March-31-2025
Amortization:	0 Years 0 Months	First Payment Date:	April-30-2025
Term:	0 Months	Maturity Date:	March-31-2025
Disclosure Rate:	5.450%	Interest Adjustment Amount:	\$ 0.00
Payment Frequency:	Monthly	Interest Only:	Yes
Compounded:	Monthly		

MORTGAGE SUMMARY

Monthly Payment: \$ 1,521.46

Total Payments:	\$ 0.00
Total Interest:	\$ 0.00
Total Principal:	\$ 0.00
Balance Remaining at Maturity:	\$ 335,000.00

Prepared by : Agent

Justin Turner - M18000371
Cannect Inc.

81 Navy Wharf Court
Toronto, Ontario
M5V 3S3

13079

Tel : (647) 783-2790

Fax :

E-mail : justin.turner@cannect.ca

E. + O. E.

JR AR

AMORTIZATION SCHEDULE

Payment Date	Interest	Principal	Balance
At End of Term:			

JR

NR

Doc ID: 903e545dc93b4bcb0457d155717c35da62cf606c



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Mortgage Protection Plan®

Get immediate mortgage protection at **NO COST for 30 days**,
PLUS professional advice from a licensed Life Insurance Advisor.

Click below to open your online application

<https://www.apply2protect.com/home/D31D1F43705X1>

Fax to: **1.866.677.4329**

1 CHOOSE MPP COVERAGE	BORROWERS' NAMES		DATE OF BIRTH	PREMIUM PAYABLE IN FIRST 30 DAYS	Monthly Life Insurance Quote	INITIAL TO <input type="checkbox"/> Apply <input type="checkbox"/> Waive (Default)	Monthly Total Disability Insurance Quote	INITIAL TO <input type="checkbox"/> Apply <input type="checkbox"/> Waive (Default)
	#1 Susanne Reid		01 MAR 1969	\$0.00	\$168.54		\$144.93	
	#2 Jason Reid		07 NOV 1970	\$0.00	\$96.64		\$114.84	
About your quote:		Quoted amount for Life Insurance is based on non-smoker rates. Smokers' rates are 70% higher. The premium and benefit amount for which you are approved may be different based on information you provide about your health. Current sales tax is included in the amount quoted if applicable.					Premiums refunded if cancelled within 60 days.	
ATTACH A CHEQUE MARKED "VOID" or copy the numbers below. By signing below, I confirm I am the account holder and I accept the Pre-Authorized Debit Agreement in the MPP brochure								
Cheque #		Branch #	Institution #	Account #				

I understand that my coverage cannot begin until the Insurer receives a valid account from which it is able to collect premiums.

2 CHECK	MORTGAGE INFORMATION		BALANCE	MONTHLY MORTGAGE PAYMENT	FUNDING DATE	MORTGAGE NUMBER
			\$305,000.00	\$1,979.43 (incl. property tax)	31 Mar 2025	CNTI-8051

CREDITORS' GROUP POLICYHOLDER Connect

3 CONTACT	Important instructions -Please check all that apply.		1. YES, please have a licensed Life Insurance Advisor call me to provide no-obligation insurance advice:				
	For advisory services	<input type="checkbox"/> Susanne Reid <input type="checkbox"/> Jason Reid					
For MPP coverage	<input type="checkbox"/> 1. I have MPP insurance on this debt and am applying for additional life and/or disability insurance. I understand it will be calculated as described in the MPP brochure under the heading Blend and extend your coverage. I understand the existing certificate will be updated to the new premium payment frequency quoted on this form. <input type="checkbox"/> 2. I want to delay my coverage start date to match the funding date. If not checked, coverage will start when the insurer receives my completed form with payment information. <input type="checkbox"/> 3. I do not wish to have Property Tax included in my MPP Disability Protection. Reduce Disability Insurance Premiums by 14 %.						

3 SIGN	We will contact you: Please provide us with a telephone number at which you can be reached (and an alternate). If you are applying for MPP coverage: (1) we will need to contact you to obtain additional information needed to complete your application; (2) your answers provided in that call will form part of your application; (3) if we are unable to contact you and complete your application within 30 days of the date we receive your application, then only accident insurance coverage will be issued to you. If you have asked to be referred, a life insurance licensed representative will contact you directly. All information you provide, either in connection with this application or to an insurance advisor, is confidential.					
	Susanne Reid PHONE* - ALTERNATE - EMAIL					
	Jason Reid PHONE* - *Required ALTERNATE - EMAIL					

3 SIGN	<p>I have received and reviewed the MPP brochure. I agree to the collection, use and disclosure of my Personal Information as described in the Personal Information Statement contained in it. To be eligible for insurance I must be a Canadian resident between 18 and 64 years old and be a borrower, co-borrower or guarantor on a mortgage arranged by the Policyholder. If I am ineligible, I have waived. I hereby apply for, or waive my application for, MPP insurance as described in the brochure and on this application.</p> <p>Authorization: I authorize any person or organization with information about me to send my Personal Information to the Insurer for use in assessing and issuing the insurance for which I am applying. I understand the insurance offered is creditors' group insurance and that this insurance is optional. I understand that my application will form part of any insurance contract that is issued to me; a photocopy of this application is valid as the original. I acknowledge and agree that the premium and coverage for which I am approved may be different than the premium or coverage for which I have applied. I understand that I may accept any offer of coverage by continuing to pay premiums for 60 days.</p> <p>I understand that I can decline any offer of coverage by contacting the Insurer and if I do so in the first 60 days any premium paid during that time will be refunded to me. I declare that any statements made by me on this application form and any future statements made by me in connection with this application are true and complete and I understand and agree that if I provide incomplete or inaccurate information on this application or in future statements I make in connection with this application, the insurance may be void and/or no benefit may be paid under this insurance. I understand that my mortgage broker receives remuneration for providing administrative duties and if applicable, a referral fee (of \$50) for referring me to a licensed Life Insurance Advisor. MPP coverage is issued by The Manufacturers Life Insurance Company. This application is not for use in Québec.</p>					
	Sign here to Apply or Waive Susanne Reid		03 / 20 / 2025 		Sign here to Apply or Waive Jason Reid	
	03 / 21 / 2025 					

The Manufacturers Life Insurance Company (Manulife)

Mortgage Protection Plan® (MPP) insurance is the life and/or disability insurance offered on this form under Policy Number /.

Coverage under Mortgage Protection Plan insurance is offered and underwritten by The Manufacturers Life Insurance Company (Insurer, We, Us, Manulife). Manulife, Manulife & Stylized M Design, Stylized M Design and Mortgage Protection Plan are trademarks of The Manufacturers Life Insurance Company and are used by it, and by its affiliates under license.

Accessible formats and communication supports are available upon request. Visit Manulife.ca/accessibility for more information.

Questions? Call: 1.866.677.4366 Email: help@mortgageprotectionplan.ca Write: P.O. Box 987, Stn F, Toronto, ON M4Y 2N9 Visit: manulife.ca

Page 1 of 2: IF APPLYING FOR MPP COVERAGE, YOU MUST COMPLETE THE HEALTH QUESTIONS AND DECLARATION ON PAGE 2.

Print Date: 20 Mar 2025

MPP_E_EASYREFFWMO_2020
15.9006



D31D1F43705X1MQM016

Susanne Reid
Jason Reid

IF APPLYING FOR MPP COVERAGE, PLEASE COMPLETE AND RETURN THIS PAGE ALONG WITH PAGE 1 OF YOUR APPLICATION by fax to 1.866.677.4329

4	Answer these questions if you are applying for MPP coverage (Please ensure that you initial to apply for desired coverages on Page 1):	Susanne		Jason	
		NO	YES	NO	YES
1. Have you ever had or been treated for: heart disorder, chest pains, stroke, narrowing or blockage of an artery, aneurysm, blood disorder, cancer, tumours, lung or liver disorder including hepatitis or hepatitis carrier, diabetes, impaired fasting glucose, disorder of the pancreas, chronic fatigue, fibromyalgia or other form of chronic pain, any immune system abnormality, a positive HIV test, AIDS, or been advised by a physician to stop or reduce drug use or alcohol consumption?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. During the past 3 years have you had or been treated for: mental or nervous disorder (depression, anxiety, stress, etc.), neurological disorder including seizures, high blood pressure, kidney or urinary disorder, gastrointestinal bleeding, back or knee pain, arthritis, other musculoskeletal disorder or any other illness, disease, operation, injury, or congenital defect not listed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are you currently disabled or under investigation or using medication or other treatment, or have you been advised to have further investigation, treatment, or surgery, or been referred to another doctor?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. During the past 12 months have you smoked any substance or used tobacco in any form?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. During the past 3 years have you been absent from work for medical reasons for a month or longer?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
By completing this page and signing Page 1 of this application, I declare that: <ul style="list-style-type: none"> • I understand and agree that if I provide incomplete or inaccurate information on this form or to any licensed agent, no benefit may be paid to me for any reason, unless otherwise provided by law. • I HAVE READ AND UNDERSTOOD THE MEDICAL QUESTIONS ABOVE AND THAT THE ANSWERS TO THOSE QUESTIONS ARE MY SOLE RESPONSIBILITY AND ARE COMPLETE AND TRUE. I understand that my mortgage broker is not qualified to provide advice. 					

The Manufacturers Life Insurance Company (Manulife)

Mortgage Protection Plan®

It's about *more* than just insurance.



Apply online with the link on your application form and get access to more options such as paying with credit card, insuring part of your mortgage, and more.

Why Mortgage Protection?

Manulife Mortgage Protection Plan® (MPP) can help you cover mortgage payments in the event of death, a serious accident or illness. Plus, you will pay no premiums for the first 30 days of any MPP coverage you apply for. This complimentary period gives you time to review your needs with our licensed professionals. Simply check the instruction box on your MPP application.

Help protect your family and your home. It's easy!

Coverage can start immediately.

No waiting. Your coverage can begin as soon as **your application is complete**. However, if you want to delay your coverage, just check the "I want to delay my coverage start date to match the funding date" box.

There's a payment option to fit every budget.

Mortgage Protection offers a variety of payment options, so you can choose the one that works for you, from **monthly**, to **semi-monthly** and **bi-weekly**. Look at the quote section on the application form to confirm which premium payment frequency option is quoted.

Coverage moves with you.

Moving or changing lenders? **Your original coverage goes with you**. Your premium is locked in at the age you applied.

We say YES to every eligible applicant.

Every eligible applicant is approved for some level of protection. If you don't qualify for full life and/or disability coverage, we can provide accidental death and accidental disability at a reduced premium.¹

60-day money-back guarantee.

Review your coverage in detail for 60 days. If you change your mind within the first 60 days, we'll give you **your money back** less any claims paid.

Simple, convenient protection.

When you apply, you will be asked questions about your health. Based on your answers, tests may be required. The results will determine your coverage and premiums. However, if the telephone interview or any applicable tests are not completed within 30 days, we will only provide accidental coverage.

Two valuable extra benefits²

- Terminal Illness:** Your life coverage includes a terminal illness benefit. If you are diagnosed with a Terminal Illness³ after 6 months have passed from the insurance start date, we will take over your mortgage payments.
- Waiver of Premium due to Job Loss⁴:** Your Life and/or Disability insurance premiums will be waived for 3 months if you involuntarily lose your job after 6 months from the insurance start date. You can claim this benefit once per year.

Apply today and help protect the people you love.

If you have any questions, call today:

Tel: **1-866-677-4366** / Fax: **1-866-677-4329**

Website: **www.manulife.ca**

Email: **help@mortgageprotectionplan.com**

The Manufacturers Life Insurance Company (Manulife)

¹ Accidental death premiums are 47.6% of the Life premiums and accidental disability premiums are 60% of the Disability premiums.

² Extra benefits are available for new certificates issued after February 20, 2020. Exclusions and limitations apply.

³ Terminal Illness means an illness that is progressive in nature, cannot be cured and cannot be treated and therefore it is expected to result in death within 12 months of diagnosis.

⁴ Waiver of Premium due to Job Loss has a maximum of \$300 per claim. Involuntary job loss means you are no longer employed as a result of an involuntary lay-off or dismissal without a cause.

Mortgage Protection Plan® (MPP) insurance provides two important options for mortgage protection: Life and Disability

1. Life Protection

MPP Life insurance pays off or reduces your mortgage balance.

Your life benefit is calculated based on a traditional mortgage that steadily declines as you regularly pay principal and interest. This benefit covers your insured debt up to the amount that would have been owing under a traditional mortgage. If you only insure part of your mortgage, or your mortgage is not declining every month (e.g. Line of credit), or you borrow more money, or the amortization period is extended; then this insurance may only cover part of your debt.



As a unique feature, we provide Life Bridge Benefits, which cover your mortgage payments while we review your claim.¹

You are eligible to apply if you're a Canadian resident between 18 and 64 years old and are a borrower, co-borrower or guarantor on a residential mortgage.

General Exclusions

Your insurance benefit will not be paid if terminal illness, death or disability is associated with:

- suicide or attempted suicide within 2 years of the coverage start date;
- committing or provoking a criminal offence including assault or driving while impaired (whether or not you are charged);
- any act of war or insurrection, unless you are a member of the Canadian Armed Forces or Canadian Forces Reserve;
- alcohol abuse or drug use that is not in strict accordance with a Physician's prescription;
- any other exclusion outlined in your Certificate.

2. Total Disability Protection

MPP Disability insurance pays your share of the monthly mortgage payment if you are Totally Disabled² for at least 60 days.

Your disability benefit will equal your share of the Initial Mortgage payment selected on your application. No benefit is paid for the 60-day qualification period or during any regular seasonal lay-off if you're seasonally employed. In some cases, your disability benefit may be less than your actual monthly payment. This can happen only if you insured part of your mortgage, or if you increased your mortgage payment after you have purchased this insurance.



As a unique feature, we provide one extra disability benefit payment after you get back to work.

Additional Disability Exclusions

Your insurance benefit will not be paid if disability is associated with:

- any exclusions listed under General Exclusions;
- normal pregnancy or childbirth;
- cosmetic or elective surgery;
- self-inflicted injuries unless medical evidence establishes that the injuries are related to a mental illness; or
- a Pre-existing Condition which results in your disability at any time before the first anniversary from the date coverage starts. Pre-existing Condition means any medical condition, sign, symptom, illness or disease diagnosed or undiagnosed for which you consulted a Physician or for which you received medical advice or treatment in the 12 months prior to the Coverage Start Date.

¹ If you have a traditional mortgage and your life insurance covers the whole debt, the Life Bridge benefit will equal your monthly mortgage payment. Otherwise, the benefit may be lower.

² If you work at least 20 hours per week for at least 40 weeks in the 12 months before you become disabled, or if you are seasonally employed and work at least 20 hours per week for 13 consecutive weeks in that period, then you are totally disabled if you can't perform the essential duties of your normal job due to illness or injury. Otherwise, you are totally disabled if you can't do at least 2 of the following activities of daily living without another person's help: dressing; eating; getting out of bed; toileting; walking.



More information about Life and Disability coverage:

Maximum Coverage

Manulife will insure up to \$1 million per person for Life insurance and \$10,000 for Disability insurance for a maximum of 24 months under all MPP insurance and CSP insurance combined. In addition, Maximum Coverage is subject to the Overall Benefit Maximum.

Overall Benefit Maximum

1. Manulife will cover up to the amount owing on the mortgage debt.
2. If more than one person is insured on the mortgage debt and two or more pass away or are totally disabled at the same time, Manulife will cover up to the Maximum Coverage outlined above.
3. If you already have MPP insurance and you apply for additional coverage that exceeds the maximum, your new coverage will be reduced so the maximum is not exceeded.

Blend and extend your existing coverage

If you already have MPP insurance and make a significant change to your mortgage, you may not be insured for the full amount you owe. But you can apply for an increase in coverage by checking the "I have MPP insurance on this debt and am applying for additional life and/or disability insurance" box on your application. The additional coverage will work as follows: your initial insurance benefit under the new certificate will equal your new refinanced debt or mortgage payment minus your original insured amounts on your existing certificate. The additional coverage premium will be calculated using your age at that time and the rates then available. You'll keep your existing coverage at your existing rates, and the payment frequency for your existing insurance will change to match your new frequency, if different.

When does my Life insurance end?

Whichever happens first:

- For **Life Protection** – Your 70th birthday
- For **Total Disability Protection** – Your 65th birthday
- The date on which you no longer have a mortgage*
- The end of the initial amortization period
- The date on which you decide to cancel your protection
- The date insurance premiums are 31 days overdue
- The date on which a life insurance benefit becomes payable
- The date your Certificate becomes void due to misrepresentation

If you only qualify for accidental coverage, for benefits to be payable, the death or disability must be caused solely and directly by an accident while the coverage is in force, and the death or disability must happen within 1 year of the accident.

Please check your Certificate. If you are approved for accidents only or with exclusions, you will be notified in your Certificate package. If you provide incomplete or inaccurate information including information about your health or smoking status, then your insurance may be void and no benefits may be paid for any reason.



To make a claim:

Call **1-866-677-4366** and you will be provided with the claim forms to be completed.

* If you pay off your mortgage and don't replace it with a new one, let us know so we stop collecting premiums.

About this mortgage protection insurance

This brochure is a summary, not a contract.

This brochure is designed to outline the benefits for which you may be eligible and does not create any contractual or other rights. All of your rights and benefits will be governed solely by the Certificate we issue to you and the Group Policy issued to your mortgage broker.

Role of Your Mortgage Broker

Your mortgage broker is not a licensed life insurance agent. Your mortgage broker's role is to have you complete the preprinted application form ("Application"). You may wish to speak to a licensed agent; if you need advice about this product, please contact one at the phone number on the first page. For other insurance advice, you can consult a licensed agent of your choice. Your mortgage broker is the group policyholder for this MPP insurance coverage. Third party administrators acting on behalf of your mortgage broker, such as Broker Support Centre Inc., may receive remuneration for providing administrative duties.

Personal Information Statement

In this Statement, "you" and "your" refer to the borrower or insured. "We", "us", "our" and "the Company" refer to The Manufacturers Life Insurance Company and our affiliated companies and subsidiaries. Updates to this Statement and further information about our privacy practices are posted to www.manulife.ca. We collect, use, verify and disclose your personal information for identified purposes, and only with your consent, or as permitted or required by law. By signing the application, you give your consent for us to collect, use, and disclose your personal information, as set out in this Personal Information Statement. Any alterations to the consent must be agreed to in writing by the Company.

We collect specific personal information about you such as: identifying information (e.g. your name, address, telephone number(s), email address, date of birth); medical information, banking and employment data to administer benefits; any test that may be necessary for us to decide if and on what terms to insure you, such as a medical exam or blood test; financial information, credit bureau report and/or consumer report from other organizations, person or source that has any information or records about you; information about how you use our products and services, and information about your preferences, demographics, and interests; and other personal information we may require to administer our business relationship with you. We use fair and lawful means to collect your personal information.

We collect your personal information from: your completed applications and forms; other interactions between you and the Company; other sources, such as: your mortgage broker or authorized representative(s); third parties with whom we deal in issuing and administering your contract and certificate now, and in the future; public sources, such as government agencies and internet sites; health care professionals, including medical practitioners, health care institutions, pharmacies and any other medically-related facility; other insurance carriers; and administrators of government benefits and other benefit programs.

We will use your personal information to: help us properly administer the products and services that we provide and to manage our relationship with you; confirm your identity and the accuracy of the information you provide; evaluate your application, and issue and administer the rights under the plan; comply with legal and regulatory requirements; understand more about you and how you like to do business with us; analyze data to help us understand our customers better so we can improve the products and services we provide; determine your eligibility for, and provide you with details of, other products or services that may be of interest to you; and perform audits and investigations.

We disclose your information to: persons, financial institutions and other parties with whom we deal in issuing and administering your plan now, and in the future; authorized employees, agents and representatives; your mortgage broker and any agency which has entered into an agreement with us and has supervisory authority, directly or indirectly, over your mortgage broker and their employees; any person or organization to whom you gave consent; people who are legally authorized to view your personal information; the lender who loaned the money that this insurance relates to, and service providers who require this information to perform their services for us (for example data processing, programming, data storage, market research, printing and distribution services, paramedical and investigative agencies). The above-mentioned people, organizations and service providers are both within Canada and jurisdictions outside Canada and would therefore be subject to the laws of those jurisdictions. Where personal information is provided to our service providers, we require them to protect the information in a manner that is consistent with our privacy policies and practices.

We keep your information the longer of: The time period required by law and by guidelines set for the financial services industry, and the time period required to administer the products and services we provide. You may withdraw your consent for us to use your personal information to provide you with other service or product offerings, excluding those mailed with your statements. You may not withdraw your consent for us to collect, use, retain or disclose personal information we need to issue or administer the plan unless federal or provincial laws give you this right. If you do so, a plan may not be issued, and benefits will not be payable under the contract or we may treat your withdrawal of consent as a request to terminate the contract. If you wish to withdraw your consent, phone our customer care centre or write to the Privacy Officer at the address below. You will notify us of any change to your contact information. You have the right to access and verify your personal information maintained in our files, and to request any factually inaccurate personal information be corrected, if appropriate. If you have a question, a concern, wish to receive more information about parties who have access to your information or about our privacy policies and procedures, and/or wish to review your personal information in our files or correct any inaccuracies, you may send a written request to: Privacy Officer, Manulife, 500 King Street N, Waterloo, ON N2J 4C6.

Pre-authorized debit agreement ("PAD") for personal premium payments

By signing the Application, you confirm being an owner of the account for which you have provided a void cheque and authorize premiums for any insurance purchased from us or our agents to be collected without further notification to you before payments commence. Premium payments and collection dates will be confirmed in the Coverage Summary sent with your Certificate of Insurance, and can commence as early as the day after your Application is submitted. You waive the right to receive further notice of the amount and date of each automatic withdrawal from your account, including withdrawals for all coverage subject to Blend and extend. If your bank or financial institution does not honour an automatic premium withdrawal the first time it is presented for payment, we will attempt to withdraw that payment again within 30 days. We reserve the right to ask for an alternate method of payment if your payment is not honoured. All one-time or automatic withdrawals from your bank account will be treated as personal withdrawals as defined by Payments Canada in Rule H-1. You can cancel your payment authorization at any time by sending us written notice. You understand that cancelling this PAD agreement may result in a loss of insurance coverage unless we receive another form of payment. You have certain recourse rights if any debit does not comply with this agreement. For example, you have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. To obtain more information on your recourse rights or your right to cancel, or to obtain a sample cancellation form, you may contact your financial institution or visit www.payments.ca.

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