

Your Mortgage Loan Agreement

This document sets out the terms of your mortgage loan agreement.

Please read it carefully and keep it in a safe place.

You and your refer to each borrower named below.

We, our and us refer to The

Mortgage Loan Number:

Branch Transit Number:

Date: **October 20, 2020**

Branch Address:

Borrowers:

Address of the property being used as security:

Registered amount of your collateral charge:
\$320,000.00

Legal description of property:

SEE NOTES

PIN:

Your lawyer or notary:

Information Box

This is a summary of the section that follows called *Details of your mortgage loan*.

Principal Amount	\$320,000.00
Annual Interest Rate	1.82000% as of October 20, 2020 This rate is variable and expressed as if calculated monthly not in advance. Interest on the outstanding principal and accrued interest amounts is calculated and charged daily.
Determination of Interest	Your annual interest rate is Mortgage Prime Rate minus 0.78000% . As of October 20, 2020 , the Mortgage Prime Rate is 2.60000% , which means the annual interest rate as of October 20, 2020 is 1.82000% . Your annual interest rate will change automatically if and when the Mortgage Prime Rate changes. Mortgage Prime Rate is the variable annual interest rate which we set, and adjust at our discretion, for variable interest rate loans on prime residential properties. You can find the current Mortgage Prime Rate on our website at www.com/mortgagerates .

Annual Percentage Rate	1.83990% as of October 20, 2020 The Annual Percentage Rate (APR) reflects, in addition to interest, some or all of the fees that apply to your mortgage loan, and is therefore higher than the <i>Annual Interest Rate</i> shown above. It also assumes that TD Mortgage Prime Rate does not change over the term.
Term	5 years This is the length of time this mortgage loan will be in effect, unless it is renewed. It starts on November 1, 2020 (the first day of the month following the date we advance the principal amount to you) and ends on November 1, 2025 . The term is closed, which means if you pay some or all of your mortgage loan before the end of the term, you will have to pay any applicable <i>Prepayment Charges</i> (see below).
Date of Advance	October 23, 2020 This is the date we'll advance you the principal amount. We charge interest at the annual interest rate from this date.
Payments	Your principal and interest payment is \$1,154.19 . It's due on the 1st of every month throughout the term, beginning on December 1, 2020 . This principal and interest payment includes payment towards both the principal amount and the accrued interest. Before your first principal and interest payment, you must make a payment of \$143.53 for the interest owing from the date we advance you the principal amount to the start date of the term of your mortgage loan, which is November 1, 2020 .
Amortization Period	30 years When the term starts, this is how long it will take to pay off your mortgage loan in full based on your current payment details.
Prepayment Privilege	You have the option of making the following prepayments without paying any prepayment charges. You may: <ul style="list-style-type: none"> • make one or more lump-sum payments each calendar year, up to a total of 15% (\$48,000.00) of the original principal amount. The minimum amount you can prepay is \$100. The full amount of any lump-sum payment will pay down the principal amount of your mortgage loan • increase your principal and interest payment by up to 100% at any time during the term of your mortgage loan • increase the frequency of your principal and interest payments. If you prepay your mortgage loan in full, you may have to pay the administration fees described under <i>Other Fees</i> below.
Prepayment Charges	If you pay more than the 15% prepayment option set out above, you must pay a prepayment charge of the three months interest amount.
Default Insurance	Not applicable

