

SOLICITOR'S REQUEST FOR FUNDS

To: First National Financial LP
100 University Avenue
Suite 700, North Tower
Toronto, ON
M5J 1V6
Bus: 1-800-465-0039
Fax: 1-866-241-9074

From: Umar Zulqarnain
2600 Skymark Avenue
Building 5, Suite 201
Mississauga, Ontario
L4W 5B2
Ph: 416-546-8524
Fax: 416-221-7281

Mortgagors: Crystal VanderVeen, Steven VanderVeen

Guarantors or Co-Covenantors:

Spouse of Mortgagor: Steven VanderVeen

Mortgage No.: 1156844

Legal Description: UNIT 3, LEVEL 1, DUFFERIN CONDOMINIUM PLAN NO. 20 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : BLK B, PLAN 108, PTS 1 & 2, 7R5337 ; EAST LUTHER /GRAND VALLEY

Municipal Address (including postal code): 103-111 Main St N, Grand Valley, Ontario L9W 6E3

Registration District: GRAND VALLEY

We have obtained a Commitment to Insure your interest in this Loan pursuant to a Title Insurance Policy which meets your requirements (as set out in your Instructions to Solicitor) and will obtain the final Certificate confirming such Title Insurance Policy upon registration of the Mortgage. **A copy of the Commitment to Insure is enclosed herewith.**

Name of Title Insurance Company: Stewart Title Policy No. 7761715

If the Property is a condominium unit, we confirm that the title insurance policy includes the insurer's standard condominium endorsement.

If the Property contains more than one (1) residential unit and a multi-unit endorsement was not available from the title insurer, we confirm that the number of residential units complies with all applicable zoning and land use by-laws and regulations.

We have obtained and examined a fire insurance policy/binder which satisfies your requirements.

If the mortgaged property is a condominium unit, we have reviewed: 1) the estoppel certificate issued by the condominium corporation and, 2) the certificate of insurance for the Property, and have determined that both are satisfactory and no arrears or liens against the subject unit are claimed by the condominium corporation.

We have examined one original, valid and current piece of government issued identification, which contains a photograph of the individual and has been verified in accordance with the Proceeds of Crime Money Laundering and Terrorist Financing Regulations of Canada, as identified in the Agent Examination of Identification Form enclosed, for each borrower, guarantor and/or signing officer for a corporate borrower and of any third party beneficial owner of the Property, if applicable. If any of the foregoing parties is a corporation, we have contacted First National's AML team at aml@firstnational.ca for further instructions on identification requirements. A signed/completed Agent Examination of Identification Form is enclosed herewith.

If the Mortgagor is purchasing the mortgaged property coincident with this mortgage loan, we have confirmed that the purchase price set out in the agreement of purchase and sale provided to us by the Borrower and in the Statement of Adjustments, is the purchase price set forth in the Instructions to Solicitor form provided to us by you.

New Home Warranty Certificate of Completion (or comparable document in the Province of registration) has been obtained (if applicable) and is enclosed herewith.

We confirm that the mortgage/charge will be registered in the name of:

☒ First National Financial GP Corporation ☒ Computershare Trust Company of Canada
(tick applicable box) in accordance with your Solicitors Instructions.

We understand that funds will be disbursed by wire transfer only.

IMPORTANT: The following information must be provided before the loan proceeds can be disbursed.

Current Year Gross Taxes: \$ 6569.50

Tax Roll Number: 2204 000 001 17110.0000

Amount Paid To Date: \$6569.50

TOWN OF GRAND VALLEY 5 MAIN
Municipal Tax Office/Phone No: STREET N GRAND VALLEY ON L9W
5S6 Tel. No. : (519) 928-5652

Amount Unpaid: \$0

The amount in arrears (\$0) at this date will be paid in full prior to funding.

Funds Wired To: TD Canada Trust

Address and Account Particulars: Eglinton Eve West, Mississauga, ON, L5M 6J3, TD's Institution no. 004, Transit no. 13052, Acc No. 13055254481

Closing Date / Date of Wire: December 30, 2020

The statements in this Request for Funds may be relied upon by First National Financial LP and its successors and assigns.

Date: January 11, 2021

Solicitor's Signature: 