



Annual Mortgage Statement

Vasile Zavizion
924-22 Southport St
Toronto ON M6S 4Y9

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Account Number 8691721.1

Date January 2, 2020

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Property Address

924-22 Southport St
Toronto ON

Summary of payment details

Effective as of December 31, 2019

Maturity date	February 3, 2021
Payment frequency	Weekly
Principal & interest	\$182.05
Home Mortgage Protection	No coverage
Total payment	\$182.05

Mortgage account

Statement period January 1, 2019 to December 31, 2019

Opening balance at January 1, 2019	\$34,254.98
Opening interest rate	3.40%
Payments received	(\$9,047.07)
Lump Sum/Privilege payment	(\$20,000.00)
Closing balance at December 31, 2019	\$5,207.91
Closing interest rate	3.40%
Interest paid	(\$419.53)

Property tax account

You are responsible for the payment of your property taxes. We do maintain the right to request proof of payment annually.



Questions?

Phone 1 800 265 2624
Fax 1 800 922 0220
8am - 7pm (local time)
Monday to Friday

Mail
Mortgage Servicing Centre
P.O. Box 351 STN C
Kitchener, ON N2G 3Y9

Internet
service@mcap.com
www.mcap.com

What do I need to know?

It's a requirement for you to maintain adequate fire insurance coverage to protect the mortgage. Should your coverage lapse, a quarterly fee of \$375 will apply.

Should you require reproductions of this statement, a fee of \$75 for each subsequent copy will be applied.

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Definitions

Statement Period	January 1 to December 31 of the year being reported.
Opening Balance	Total principal owing at the start of the Statement Period.
Payments Received	Includes all mortgage payments received and applied to principal, except lump sum privilege payments.
Lump Sum/Privilege Payment	A lump sum payment which is applied directly to your principal.
Closing Balance	Total principal owing effective December 31.
Interest Paid	All interest paid on your mortgage in the Statement Period.
No Coverage	You are not currently covered under our Home Mortgage Protection plan.



Register for MyMCAP!

Did you know **MyMCAP** gives you access to your mortgage online? Once registered for MyMCAP you can check your mortgage balance, payment details and history, withdraw funds from your line of credit, make lump sum privilege payments and more!

Visit www.mcap.com/MyMCAP to register today. Don't forget to have this statement handy to complete your online registration.

As an MCAP home owner, you are eligible to enter **MyHome Sweepstakes** to win monthly prizes including payments against the principal of your mortgage!

Visit www.MCAPsweepstakes.com to learn more!



Annual Mortgage Statement

Pay Down Your Mortgage Faster

The following Prepayment Provisions are available to you each year of the Term of the Loan, provided you are not in default:

Increased Payment:

At least once per year, you may increase the amount of the Regularly Scheduled Payment up to a maximum of 20%. The maximum for each payment increase is calculated using the amount of the current Regularly Scheduled Payment at the start of your Anniversary year. Please refer to your Mortgage documentation to determine features associated with this privilege.

The maximum you can increase your payments by, if you haven't already increased in your Anniversary year, is \$36.41.

Lump Sum Payment:

At least once per year, you may make a lump sum prepayment of \$100.00 or more on any Regularly Scheduled Payment date, provided the total of the Prepayment made in the Anniversary year does not exceed 20% of the original Principal Amount. Please refer to your Mortgage documentation to determine features associated with this privilege. If all or any portion of this privilege is not used in a particular year, it cannot be carried forward and used in a future year.

The maximum Lump Sum you can make, if you haven't already exercised in your Anniversary year, is \$20,965.83.

Accelerating Your Payment Schedule

You can also change your payment frequency to an accelerated weekly or biweekly payment. In essence, you are making an additional monthly payment over a 12 month timeframe which will save interest costs and reduce your amortization.

Things to Know About Paying Off Your Mortgage

Early Payout Penalty:

Please refer to your mortgage documentation to determine if early payout is permitted.

Three Months Interest Costs:

If applicable, you can payout this Mortgage at any time on payment of 3 months simple interest. You will not be entitled to a rebate on any of the costs of borrowing upon such repayment. The 3-month interest cost is based on 3 months simple interest calculated using your prevailing interest rate or the current Prime Rate, (whichever is greater), on the principal amount owing on the repayment date.

If you request an Early Payout, you cannot exercise the lump sum and/or increased payment privileges, at the same time. The calculation of the Early Payout Penalty will be based on the outstanding principal balance of your Loan. Discharge fees will also be applicable based on Province.

Call our knowledgeable staff for accurate information on your mortgage or visit our website: www.mcap.com and use our calculators in order to obtain an approximate penalty amount based on the information provided on this statement.

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As your mortgage provider, MCAP is required by law (Canada's Anti-Money Laundering legislation) to ensure our customer records are as complete and up-to-date as possible. To do this and ensure we can continue to provide you with the best possible service, please notify us if any of your previously submitted information has changed (e.g., mailing address, home phone number, e-mail address, employer & occupation).

Thank you for choosing MCAP's market leading Value-Flex product, offering one of the most competitive interest rates available. Before requesting changes, please refer to your Commitment Letter Package or Renewal Agreement, for restrictions associated with your Value-Flex mortgage.



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Legislation requires us to provide a payment schedule once every 12 months on all variable rate products, which is to be based on the interest rate in place on the last day of the period covered by the statement. Therefore, we are providing to you a 1 year amortization schedule. Adjustments in the interest rate will result in changes in the principal and interest portions of your payment, which will change the outstanding principal balance in this schedule.

Amortization Schedule

Payment Date	Payment	Applied to Interest	Applied to Principal	Balance Remaining
January 1, 2020	182.05	3.38	178.67	5,029.24
January 8, 2020	182.05	3.26	178.79	4,850.45
January 15, 2020	182.05	3.15	178.90	4,671.55
January 22, 2020	182.05	3.03	179.02	4,492.53
January 29, 2020	182.05	2.91	179.14	4,313.39
February 5, 2020	182.05	2.80	179.25	4,134.14
February 12, 2020	182.05	2.68	179.37	3,954.77
February 19, 2020	182.05	2.56	179.49	3,775.28
February 26, 2020	182.05	2.45	179.60	3,595.68
March 4, 2020	182.05	2.33	179.72	3,415.96
March 11, 2020	182.05	2.22	179.83	3,236.13
March 18, 2020	182.05	2.10	179.95	3,056.18
March 25, 2020	182.05	1.98	180.07	2,876.11
April 1, 2020	182.05	1.87	180.18	2,695.93
April 8, 2020	182.05	1.75	180.30	2,515.63
April 15, 2020	182.05	1.63	180.42	2,335.21
April 22, 2020	182.05	1.51	180.54	2,154.67
April 29, 2020	182.05	1.40	180.65	1,974.02
May 6, 2020	182.05	1.28	180.77	1,793.25
May 13, 2020	182.05	1.16	180.89	1,612.36
May 20, 2020	182.05	1.05	181.00	1,431.36
May 27, 2020	182.05	0.93	181.12	1,250.24
June 3, 2020	182.05	0.81	181.24	1,069.00
June 10, 2020	182.05	0.69	181.36	887.64
June 17, 2020	182.05	0.58	181.47	706.17
June 24, 2020	182.05	0.46	181.59	524.58
July 1, 2020	182.05	0.34	181.71	342.87
July 8, 2020	182.05	0.22	181.83	161.04
July 15, 2020	161.14	0.10	161.04	0.00
TOTAL	5,258.54	50.63	5,207.91	

Fee Changes

For information purposes only.

FEE TYPE	EFFECTIVE MARCH 31, 2020
Hold-a-Payment	\$90.00
Skip-a-Payment	\$90.00
Lapse in Impairment Insurance	\$375.00
Payment of Tax Arrears (MB)	\$150.00
Payment of Utility Arrears / School Taxes if separate from Tax Realty Municipality (MB)	\$50.00
Payment of Condo Arrears (MB)	\$150.00
Government Charge for Discharge (ON)	\$77.31
Government Charge for Discharge (MB)	\$107.00
Enrollment Administration Fee (Government Programs)	\$100.00

All fees are subject to change.
V-001-Mar2020

Changements des frais

À titre informatif seulement.

TYPE DE FRAIS	EN VIGUEUR LE 31 MARS 2020
Retenir-un-paiement	90,00 \$
Sauter-un-paiement	90,00 \$
Déchéance de l'assurance incendie	375,00 \$
Paie ment d'arrérages des taxes/impôt (MB)	150,00 \$
Paie ment d'arrérages des services / taxes scolaires si séparés de l'impôt foncier municipal (MB)	50,00 \$
Paie ment d'arrérages de condo (MB)	150,00 \$
Frais de quittance du gouvernement (ON)	77,31 \$
Frais de quittance du gouvernement (MB)	107,00 \$
Frais de gestion de l'inscription (programmes gouvernementaux)	100,00 \$



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MCAP IS GIVING AWAY MORE THAN
\$35,000* WORTH OF PRIZES

Visit www.mcapsweepstakes.com
for more details



MCAP

MCAP Service Corporation
Ontario Mortgage Brokerage #10515
Ontario Mortgage Administrator #11692

*Visit MyHome Sweepstakes for official rules & regulations
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Why access your mortgage online?

- Earn monthly ballots to the MyHome Sweepstakes
- Check your mortgage balance, payment details & history
- Change your payment due date or frequency
- Make additional payments
- Review property tax information & history
- And more great features...

1

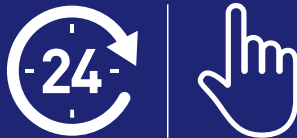
Visit MyMCAP at www.mcap.com/mymcap

2

To register, start by entering your mortgage number to create an account

3

You will receive an email or text from MyMCAP with a link to activate your online account. You must activate your account within 72 hours.



**YOUR MORTGAGE
IS JUST A
CLICK AWAY!
ACCESS YOUR
MORTGAGE **ONLINE,**
ANYTIME!**