



Annual Mortgage Statement

Account Number 8691721.1

Date January 2, 2019

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

00001

Property Address

924-22 Southport St
Toronto ON

Summary of payment details

Effective as of December 31, 2018

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, 2018 to December 31, 2018

Opening balance at January 1, 2018	\$72,447.36
Opening interest rate	2.65%
Payments received	(\$7,992.38)
Lump Sum/Privilege payment	(\$30,200.00)
Closing balance at December 31, 2018	\$34,254.98
Closing interest rate	3.40%
Interest paid	(\$1,468.22)

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

You Need to Know

You are required to maintain adequate fire insurance coverage. A \$250 quarterly fee applies if this coverage lapses. Effective March 31, 2019, this quarterly fee will increase to \$325.

A \$25 fee applies for subsequent reproductions of this statement. Effective March 31, 2019, this fee will increase to \$75 for previous years' statements.

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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.



Access Your Mortgage Online!

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!

If you haven't already signed up, visit mcap.entrez.ca to register. Don't forget to have this statement handy to complete your online registration.

Once you are registered online for MyMCAP, you are eligible to enter the MyHome Sweepstakes each and every month to win monthly prizes valued at over \$1,000 or one of three \$2,000 mortgage pre-payments.

Visit 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 all our customer records are as complete and up-to-date as possible. To fulfill this obligation, and to ensure we can continue to provide you with the best possible service, we kindly ask you to notify us if any of your previously submitted information has changed (e.g., mailing address, home phone number, e-mail address, employer and occupation).



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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 2, 2019	182.05	22.22	159.83	34,095.15
January 9, 2019	182.05	22.11	159.94	33,935.21
January 16, 2019	182.05	22.01	160.04	33,775.17
January 23, 2019	182.05	21.91	160.14	33,615.03
January 30, 2019	182.05	21.80	160.25	33,454.78
February 6, 2019	182.05	21.70	160.35	33,294.43
February 13, 2019	182.05	21.59	160.46	33,133.97
February 20, 2019	182.05	21.49	160.56	32,973.41
February 27, 2019	182.05	21.39	160.66	32,812.75
March 6, 2019	182.05	21.28	160.77	32,651.98
March 13, 2019	182.05	21.18	160.87	32,491.11
March 20, 2019	182.05	21.07	160.98	32,330.13
March 27, 2019	182.05	20.97	161.08	32,169.05
April 3, 2019	182.05	20.86	161.19	32,007.86
April 10, 2019	182.05	20.76	161.29	31,846.57
April 17, 2019	182.05	20.65	161.40	31,685.17
April 24, 2019	182.05	20.55	161.50	31,523.67
May 1, 2019	182.05	20.45	161.60	31,362.07
May 8, 2019	182.05	20.34	161.71	31,200.36
May 15, 2019	182.05	20.24	161.81	31,038.55
May 22, 2019	182.05	20.13	161.92	30,876.63
May 29, 2019	182.05	20.03	162.02	30,714.61
June 5, 2019	182.05	19.92	162.13	30,552.48
June 12, 2019	182.05	19.82	162.23	30,390.25
June 19, 2019	182.05	19.71	162.34	30,227.91
June 26, 2019	182.05	19.60	162.45	30,065.46
July 3, 2019	182.05	19.50	162.55	29,902.91
July 10, 2019	182.05	19.39	162.66	29,740.25
July 17, 2019	182.05	19.29	162.76	29,577.49
July 24, 2019	182.05	19.18	162.87	29,414.62
July 31, 2019	182.05	19.08	162.97	29,251.65
August 7, 2019	182.05	18.97	163.08	29,088.57
August 14, 2019	182.05	18.87	163.18	28,925.39
August 21, 2019	182.05	18.76	163.29	28,762.10
August 28, 2019	182.05	18.65	163.40	28,598.70
September 4, 2019	182.05	18.55	163.50	28,435.20
September 11, 2019	182.05	18.44	163.61	28,271.59
September 18, 2019	182.05	18.34	163.71	28,107.88
September 25, 2019	182.05	18.23	163.82	27,944.06
October 2, 2019	182.05	18.12	163.93	27,780.13
October 9, 2019	182.05	18.02	164.03	27,616.10
October 16, 2019	182.05	17.91	164.14	27,451.96
October 23, 2019	182.05	17.80	164.25	27,287.71
October 30, 2019	182.05	17.70	164.35	27,123.36
November 6, 2019	182.05	17.59	164.46	26,958.90
November 13, 2019	182.05	17.48	164.57	26,794.33
November 20, 2019	182.05	17.38	164.67	26,629.66
November 27, 2019	182.05	17.27	164.78	26,464.88
December 4, 2019	182.05	17.16	164.89	26,299.99
December 11, 2019	182.05	17.06	164.99	26,135.00
December 18, 2019	182.05	16.95	165.10	25,969.90
December 25, 2019	182.05	16.84	165.21	25,804.69
TOTAL	9,466.60	1,016.31	8,450.29	

Fee Changes

For information purposes only.

FEE TYPE		EFFECTIVE MARCH 31, 2019
Mid-Term Change		\$90.00
Lapse in Impairment Insurance		\$325.00
Information Statement		\$25.00
Returned Payment		\$105.00
Reprint of Annual Statement	Current year free online, hard copy \$25.00, previous years	\$75.00
Government Charge for Discharge (ON)		\$76.55
Government Charge for Discharge (MB)		\$104.00
Discharge (MB)		\$125.00

All fees are subject to change.
V-001-Mar2019

Changements des frais

À titre informatif seulement.

TYPE DE FRAIS		EN VIGUEUR LE 31 MARS 2019
Modifications à mi-terme		90,00 \$
Déchéance de l'assurance-incendie		325,00 \$
Document d'information		25,00 \$
Paielement retourné		105,00 \$
Réimpression d'un relevé	Année courante est gratuite en ligne, copie papier 25,00 \$, années précédente	75,00 \$
Frais de libération du gouvernement (ON)		76,55 \$
Frais de libération du gouvernement (MB)		104,00 \$
Frais d'administration de quittance (MB)		125,00 \$



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- Check your mortgage balance, payment details & history
- Withdraw funds from a line of credit
- 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.