

Equity Financial Trust Company

Mortgage Servicing & Administration Fees

<u>Fee Charged</u>	<u>Description of Fee</u>
\$ 50.00 ¹	Payment Frequency/Date Change Fee: Payable for all payment frequency (i.e. bi-weekly/monthly) or payment date changes during the term of the mortgage.
\$100.00	Amortization Adjustment Fee: Payable for any increase or decrease to the original amortization. Period
\$100.00*	Payment Processing Fee: Payable for manually processing a payment from a borrower's pre-authorized bank account, for processing any form of mortgage payment method other than a pre-authorized debit or administering any stop payment.
\$250.00*	Late/Returned Payment Fee: Payable for each late payment or returned payment which does not clear as scheduled
\$500.00*	Bankruptcy /Consumer Proposal Processing Fee: Payable for the preparation and completion of bankruptcy documents and consumer proposal forms (Proof of Claim – Form 31).
\$150.00*	Capitalization of Payments: Payable for processing a manual capitalization of interest payment to the mortgage loan balance.
\$100.00 ²	Monthly Administration Fee while file in Legal Status: Payable for the ongoing administration of a loan in Legal Status.
Up to \$750.00*	Renewal Fee: Payable for processing a renewal or an auto renewal.
\$250.00 ³	Extension Fee: Payable for 2 nd extension request for loans not being offered a renewal.
\$395.00	Discharge Administration Fee: Payable for the preparation and administration of a mortgage Discharge.
\$75.27 ⁴	Government Charge for Discharge Registration: Equity Financial; Trusts' out of pocket costs for the registering a discharge of the mortgage in the Province of Ontario.
\$300.00*	Reinvestment Fee: Payable for paying off a loan in full prior to the maturity date.
Up to \$500.00	Assumption/Transfer/Covenant Removal: Payable for processing each application for assumption, transfer, and covenant removal (regardless of whether application is approved or not completed).
\$500	Breach of Covenant Fee: Payable for processing and/or reviewing each breach of covenant as per the terms of the agreement. Fees may increase depending on the type or severity of the breach and further action deemed necessary or warranted.
\$50.00	Tax Status Inquiry: Payable for the preparation of any property tax inquiries, other than the year end statement.

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\$50.00	Tax Administration Fee: Payable for the processing of Equity Financial's out of pocket costs or charges on a municipality or other taxing authority.
\$75.00/hr.	Mortgage/Tax Account Reconciliation: Payable for reviewing and/or investigating the status of realty tax payments for the property and other matters related to the mortgage loan account.
Up to \$150.00 ⁵	Tax Arrears Administration Fee: Payable for processing and/or reviewing realty tax arrears. If a tax arrears is more than \$1,000 fee charge is the greater of \$150.00 or 10% of outstanding arrears
\$75.00	Utility Arrears Administration Fee: Payable for processing and/or investigating utility arrears that maybe added to the clients property tax roll account.
\$75.00	Tax Escrow Account Cancellation Fee: Payable for processing cancellation of clients tax escrow account and notifying tax authority or municipality client will be paying their own property taxes.
\$100.00	Mortgage Loan Statement Fee: Payable for the preparation of each new mortgage loan statement, other than the year end mortgage loan statement.
\$ 50.00	Duplicate Annual Mortgage Loan Statement Fee: Payable for the preparation of each duplicate year end mortgage loan statement.
Up to \$500.00*	Property Inspection Fee: Applicable on each occurrence where Equity Trust deems it necessary to inspect the property either internally or externally.
\$450.00*	Annual Maintenance Fee: Payable for the ongoing maintenance of the mortgage, mortgage processing, system upgrades, document management, related customer service and property tax payment administration.
\$300.00*	Insurance Administration Fee: Payable per quarter, until insurance policy on the property is in good standing. This fee is to payable for investigating insurance statuses, administering insurance cancellations, paying insurance premiums, managing insurance claims, miscellaneous administration and any other matters related to insurance on the property.
\$100 ⁶	Insurance Claim Administration Fee: Payable per disbursement of insurance claim funds. This fee is payable for processing disbursements and managing of insurance claims.
\$50.00	Record Research/Request for copy of Materials on File Fee: Payable for processing client request for copies of documents related to their mortgage file.
\$25.00	Amortization Schedule Fee: Payable for the preparation of an amortization schedule.

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***Effective March 2017**

Equity Financial Trust Company reserves the right to charge reasonable fees for other servicing or administrative services. Any administration and/or servicing fees owing by the Borrower (s) to Equity Financial which is not paid shall be added to the mortgage indebtedness and shall bear interest at the rate herein set forth. Fees are subject to change at any time.

¹Amount will increase to \$75.00 for 2nd additional changes in a 12 month period

² Up to a maximum amount of \$500.00

³ For 2nd Extension Request on Loans Equity is not offering a Renewal

⁴ Government Registration Charge is subject to change without notice

⁵ The greater of \$150.00 or 10% of outstanding balance

⁶ Fee per Disbursement