

Tangerine Bank

Alberta Mortgage Form

This Mortgage Form sets out the terms of a Mortgage from the Mortgagor(s) identified below and is to be used together with the standard form mortgage which is registered at the Alberta Land Registration District as instrument number 141105473 (the "Standard Charge Terms").

Mortgagor(s):

Address of Mortgagor(s):

Mortgagee: Tangerine Bank

Address and Postal Code of Mortgagee: 3389 Steeles Ave E, Toronto, ON M2H 0A1

Name and Address of Guarantor(s) (if any):

Legal Description of Mortgaged Property:

Principal Amount: _____

Interest Rate (per annum calculated semi-annually not in advance):

The following completed section applies if no rate of interest has been specified in the applicable loan commitment(s):

The interest rate is the Tangerine prime rate (as defined in the Standard Charge Terms) plus 10.00 % per annum. The interest rate will be adjusted with changes to the Tangerine prime rate, as further set out in the Standard Charge Terms.

Interest Adjustment Date: On Demand

First Payment Date: On Demand

Term: On Demand

Maturity Date: On Demand

Each Payment Amount: On Demand

Mortgage Form:

This Mortgage consists of this Mortgage Form and the Standard Charge Terms together with any schedules thereto and is subject to the terms contained in the Standard Charge Terms as varied by any deletions from or amendments or additions to such terms as may be set out in this Mortgage Form or in any Schedule to this Mortgage Form.

Acknowledgments:

By signing this Mortgage Form, each Mortgagor acknowledges

- (a) that the Mortgagor understands the nature of the statements set out in the box above, entitled "Mortgage Form";
- (b) that the Mortgagor has been given a copy of the Standard Form Mortgage;
- (c) that the Mortgagor is, or is entitled to be, the (or, if there is more than one Mortgagor, one of the) registered owner(s) of the property being mortgaged; and
- (d) that the Mortgagor mortgages all of the Mortgagor's estate and interest in the property being mortgaged for the purpose of securing the payment of the principal amount, interest and all other amounts secured by this Mortgage.

By signing this Mortgage Form, each Guarantor (if any) acknowledges

- (a) that the Guarantor understands the nature of the statements set out in the box above, entitled "Mortgage Form"; and
- (b) that the Guarantor has been given a copy of the Standard Form Mortgage.

High-ratio Mortgage:

If the Principal Amount is greater than 75% of the market value of the Mortgaged Property at the date of execution of this Mortgage, the following applies to each Mortgagor:

This Mortgage is a high-ratio Mortgage to which sections 43(4.1) and (4.2) and 44(4.1) and (4.2) of the *Law of Property Act* apply. You and anyone who, expressly or impliedly, assumes this Mortgage from you, could be sued for any obligations under this Mortgage if there is a default by you or by a person who assumes this Mortgage.

Execution:

Each Mortgagor and Guarantor (if any) has signed this Mortgage on the _____ day of _____, 20_____.

Witness: _____ Borrower: _____

Witness: _____ Borrower: _____

Witness: _____ Borrower: _____

Witness: _____ Borrower: _____

AFFIDAVIT OF EXECUTION

I, _____, of _____, Alberta, make oath and say:

1. THAT I was personally present and did see _____ named in the within instrument, who is (are) known to me to be the person(s) named therein, duly sign and execute the same for the purposes named therein.
2. THAT the same was executed at _____ in the Province of Alberta and that I am a subscribing witness thereto.
3. THAT I know the said person(s) such person(s) is/are in my belief of the full age of eighteen years.

SWORN before me at

_____, in the Province of Alberta, this _____

day of _____, 20_____.

A Commissioner for Oaths in and for the Province of Alberta
A Notary Public in and for the Province of Alberta

DOWER AFFIDAVIT

I, _____, of _____, Alberta, make oath and say that:

1. I am the mortgagor named in the within instrument.

2. I am not married.

OR

Neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

OR

I am married to _____ being the person who executed the release of dower rights registered in the Land Titles Office on _____, _____ as instrument number _____.

OR

A judgment for damages was obtained against me by my spouse and registered in the Land Titles Office on _____, _____ as instrument number _____.

SWORN before me at

_____, in the Province of Alberta, this _____ day of _____, 20_____.

A Commissioner for Oaths in and for the Province of Alberta
A Notary Public in and for the Province of Alberta

DOWER – DISPOSITION OF HOMESTEAD – CONSENT OF SPOUSE

I, _____ being married to the within named _____ do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by The Dower Act to the extent necessary to give effect to the said disposition.

**CERTIFICATE OF ACKNOWLEDGEMENT
(DOWER – DISPOSITION OF HOMESTEAD – CONSENT OF SPOUSE)**

Check whichever is applicable.

1. This document was acknowledged before me by _____ apart from his/her husband wife.

2. _____ acknowledged to me that she he:
 - (a) Is aware of the nature of the disposition;
 - (b) Is aware that The Dower Act gives her him a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;
 - (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her him by The Dower Act to the extent necessary to give effect to the said disposition;
 - (d) is executing the document freely and voluntarily without any compulsion on the part of his/her husband wife.

DATED at _____, in the Province of _____, this _____ day of _____, 20_____.

A Commissioner for Oaths in and for the Province of Alberta
A Notary Public in and for the Province of Alberta

Signature of Solicitor

**GUARANTEES ACKNOWLEDGEMENT ACT CERTIFICATE
CERTIFICATE OF NOTARY PUBLIC**

I hereby certify that:

1. _____ of _____ in the Province of _____, the guarantor in the guarantee provided for in the Mortgage, upon the terms set out in section 24 of the Standard Charge Terms, which this certificate is attached to or noted upon, appeared in person before me and acknowledged that he/she had executed the guarantee;
2. I satisfied myself by examination of the guarantor that he/she is aware of the contents of the guarantee and understands it.

Given at _____ this _____ day of _____,
_____, under my hand and seal of office.

(SEAL OF NOTARY PUBLIC)

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ALBERTA

STATEMENT OF GUARANTOR

I am the person named in the certificate.

Signature of Guarantor
(Guarantor to sign in presence of Notary Public)