

Rate Sheet

Term	Interest Rate	Closing Fee ¹	Annual Percentage Rate (APR) ²
Variable Open ^{3,4}	6.45%	Greater of \$2,995 or 1.25% of Loan Amount	6.86%

¹ These costs may vary based on individual circumstances. Closing cost is the greater of \$2,995 or 1.25% of the Loan Amount.

² APR is the estimated cost of borrowing for 5 years expressed as an annual percentage. It is based on a mortgage of \$150,000 and a closing cost of \$2,995. APR will vary based on loan amount and applicable closing costs.

³ Variable refers to the HomeEquity Bank Prime rate plus a fixed spread of 4.00%. The fixed spread is guaranteed for 3 years.

⁴ Open refers to the ability to repay 100% of the CHIP Open Reverse Mortgage Balance at any time without paying a prepayment charge. Partial payments are not allowed.

Options to Receive the Money

- Single lump-sum: 100% of funds the borrower is approved for.
- Initial lump-sum with subsequent advances: borrower takes less than 100% of approved funds initially and sets aside the rest for future advances.
- The minimum initial advance is \$25,000.

Setup Costs

Home appraisal

- Fees typically range from \$300 to \$600, depending on the province and whether it's an urban or rural property.

Independent legal advice is required

- Fees typically range from \$500 to \$900.[†]
- Paid by the client or from mortgage proceeds.
- At borrower's request, HomeEquity Bank can provide clients with a list of legal advisors in their area who are familiar with CHIP Open.

Closing Fee

- Fees will be deducted from mortgage proceeds.
- Includes title search, title insurance, and mortgage registration.
- Fees may vary depending on the interest rate, term chosen and/or province.
- Closing cost is the greater of \$2,995 or 1.25% of the Loan Amount.

Prepayment

No prepayments of principle or interest are required.

Should the borrower choose to make payments earlier, no prepayment charge applies:

- When you pay 100% of your Balance at any time.
- On regular interest payments of a fixed amount by automatic withdrawal.

Interest Rate Options

- On the reset date, the interest rate will change to the variable rate in effect at that time as posted on HomeEquityBank.ca/OpenRates.
- The borrower can choose to convert their CHIP Open Reverse Mortgage to a CHIP Reverse Mortgage at any time.^{††}
- During the Conversion process, borrowers will be able to select from the current posted terms and interest rates for the CHIP Reverse Mortgage as stated on HomeEquityBank.ca/CHIPRates and in effect on the Conversion Date.

