

Rate Sheet

Planned Advance Account Term	Planned Advance Interest Rate	Lump-Sum Account Term	Special Rate ¹	Closing Fee ²	Annual Percentage Rate (APR) ³
Variable ⁵	10.15%	Variable ⁴	9.88%	\$2,495	10.21%
		1-year	8.49%	\$2,495	9.85%
		3-year	7.58%	\$2,495	9.51%
		5-year	6.99%	\$2,495	9.26%

Planned Advance Account Term	Planned Advance Interest Rate	Lump-Sum Account Term	Posted Rate	Closing Fee ²	Annual Percentage Rate (APR) ³
Variable ⁵	10.15%	Variable ⁵	10.13%	\$2,495	10.30%
		1-year	8.89%	\$2,495	9.88%
		3-year	8.08%	\$2,495	9.61%
		5-year	7.59%	\$2,495	9.45%

¹ These rates are only available for new reverse mortgage originations in certain locations and are subject to meeting HomeEquity Bank's credit granting criteria. Offer may be changed, extended or withdrawn at any time without notice. Rates are adjustments off of posted rates.

² These fees may vary based on individual circumstances.

³ APR is for 5 years based on \$2,000 per month in planned advances and a \$30,000 initial advance. It is not for the full period of the mortgage and includes the applicable closing costs.

⁴ Variable (Special) refers to the HomeEquity Bank Prime rate plus a fixed spread of 2.70%. The fixed spread is guaranteed for 5 years.

⁵ Variable (Posted) refers to the HomeEquity Bank Prime rate plus a fixed spread of 2.95%. The fixed spread is guaranteed for 5 years.

How the Funds are Advanced

Scheduled advances, either monthly or quarterly, are required. There are different interest term options for the different accounts.

A minimum of \$20,000 initial advance is required.

Planned Advance Account

A variable interest rate account for regularly scheduled advances, either monthly or quarterly. A minimum of \$1,000/month or \$3,000/quarter is required.

Lump-Sum Account

A fixed or variable interest rate account with month received as an initial lump-sum and advances as needed, but each subsequent advance must be a minimum of \$5,000.

Setup Costs

Home appraisal

- Fees typically range from \$350 to \$500, 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 homeowner's request, HomeEquity Bank can provide clients with a list of legal advisors in their area who are familiar with Income Advantage.

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.

Prepayment

No payments of principal or interest are required as long as the homeowner lives in the home.

No prepayment charge applies:

- On one prepayment of up to 10% of the outstanding principal and interest made within 30 days following each anniversary date.
- After 5 years of the initial advance, if the prepayment is made within 30 days following an interest rate reset date.

Interest Rate Options

If the homeowner selects a fixed rate in the Lump-Sum Account, it can be switched to a different fixed rate or to the variable rate during or at the end of the interest rate term. An interest rate differential may be applicable if switching during the current interest term. If the variable rate is selected, it can be switched to a fixed rate at any time.

