

### HELP EXTRAS

Looking for a new mortgage? Considering a renewal of your existing mortgage?

We're happy to offer Help Extras® worth \$500 or \$1,000 to eligible borrowers who sign up with us for an eligible new mortgage loan, renewal, or blend and extend renewal.

Eligible borrowers may apply their Help Extras amount to one or more of the following options:

- RRSP
- RESP
- TFSA<sup>3</sup>
- Term deposit<sup>1</sup>
- Mutual Funds<sup>2</sup>
- Waiver of the monthly fees on a One Small Fee, The Rest is Free Business Account® (up to 30 months)

Members are also encouraged to sign up for a Free Chequing, Free Debit and More Account®, one of the many additional benefits of being a member of Coast Capital Savings.

The Help Extras are offered by us on the following terms.

#### 1. Definitions

In these terms:

"borrower" means any individual who signs a new mortgage loan, a renewal, or a blend and extend renewal. If more than one individual signs a particular mortgage loan, renewal, or blend and extend renewal, then each of them is a borrower.

"mortgage loan" means a mortgage, mortgage loan agreement, or request for advance under a mortgage with Coast Capital Savings.

"renewal" means a renewal of a mortgage loan that is effective on the expiry of the term of the mortgage loan.

"blend and extend renewal" means a renewal of a mortgage loan that is effective before the expiry of the term of the mortgage loan, where the mortgage term is extended. A blend and extend renewal typically has a blended interest rate - that is, an interest rate which blends the pre-renewal interest rate with a currently available interest rate. A blend and extend renewal may sometimes involve an advance of additional funds.

"effective date" for a new mortgage loan means the date when the mortgage loan is funded and, for a renewal or a blend and extend renewal, means the effective date of the renewal or the blend and extend renewal.

1. Minimum term 1-year; non-redeemable 2. Coast Capital Savings Federal Credit Union provides advice and service related to deposit, loan and mortgage products. Worldsource Financial Management Inc. provides advice and service relating to mutual funds. 3. Excludes TFSA High-interest Savings Account. 1

### 2. Eligibility

To be eligible for Help Extras, each borrower and each mortgage loan, renewal, or blend and extend renewal must meet the following eligibility requirements on the effective date:

- Each borrower must be an individual, and 19 years of age or older.
- Each borrower must be a member of Coast Capital Savings, and must have a chequing or savings account with Coast Capital Savings. If there is more than one borrower, the borrowers may have a joint membership, and a joint account. If a borrower is not presently a member of Coast Capital Savings, the borrower may become a member to qualify, subject to regular membership requirements.
- The borrower or borrowers must enter into a new mortgage loan, a renewal, or a blend and extend renewal. The new mortgage loan, renewal, or blend and extend renewal must be a closed residential or recreational mortgage loan with a term of at least one year. The new mortgage loan, renewal, or blend and extend renewal must be either a first mortgage, or a second mortgage behind a Coast Capital Savings first mortgage.
- The principal amount of the new mortgage loan, renewal, or blend and extend renewal must be not less than \$50,000.
- For blend and extend renewals, there must be either an additional advance in excess of \$50,000, or the term of the blend and extend renewal must continue for three or more years after the expiry of the term of the prior mortgage loan.
- The following are not eligible: second mortgages behind a first mortgage held by another lender; third or later mortgages; mortgages with open repayment terms; mortgages securing home equity lines of credit (HELOCs); construction mortgages (except that owner occupied construction mortgage loans may be eligible when converted to a closed term, typically on the completion of construction); mortgage loan autorenewals, where the borrowers do not contact Coast Capital Savings before the autorenewal is effective; and mortgages which Coast Capital Savings considers to be stated income, equity lending or similar mortgages.
- The effective date of the new mortgage loan, renewal, or blend and extend renewal must be on or after March 30, 2015.
- Under a Multi-Purpose Mortgage, a borrower can split the total mortgage loan into sections, each with its own term length and interest rate. For the purpose of the Help Extras, each section is treated as a separate mortgage loan. To obtain Help Extras, at least one such section must qualify.
- For each property, only one mortgage loan is eligible, together with any subsequent renewals or blend and extend renewals of that mortgage loan. A second or other mortgage loan on the same property is not eligible, if any of the borrowers has previously received any Help Extras on the same property.

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### 3. The Amount of Your Help Extras

Eligible borrowers with eligible mortgage loans, renewals or blend and extend renewals will receive Help Extras.

The total amount of the Help Extras will be \$1,000 for:

- new mortgage loans with a term of three years or more

The total amount of the Help Extras will be \$500 for:

- new mortgage loans with a term of one year or more, but less than three years;
- renewals
- Blend & Extend renewals

If there is more than one borrower, then all of the borrowers will collectively receive only one Help Extras amount.

### 4. Investing Your Help Extras

For each eligible mortgage loan, renewal, or blend and extend renewal, the eligible borrower (or borrowers, if there is more than one) will receive Help Extras in the amount described above. The Help Extras may be applied to one or more of the following options:

Some or all of the amount of the Help Extras may be invested in a registered retirement savings plan (RRSP) account, a registered education savings plan (RESP) account, a tax free savings account (TFSA), a term deposit,<sup>1</sup> or Mutual Fund.<sup>2</sup> The investment must be in the name of the borrower (or any of them, if there is more than one borrower) or in the name of the spouse of the borrower (or the spouse of any of them, if there is more than one borrower.)

Some or all of the amount of the Help Extras may be applied to waive the monthly fees on a One Small Fee, The Rest is Free Business Account, for up to 15 months with a \$500 Help Extras amount, and for up to 30 months with a \$1,000 Help Extras amount. The account must be in the name of the borrower (or any of them, if there is more than one borrower), in the name of the spouse of the borrower (or the spouse of any of them, if there is more than one borrower), or in the name of a corporation or partnership where the borrower (or any of them, if there is more than one borrower) is a signing authority.

If there is more than one borrower, then any of the borrowers may exercise the option to apply the Help Extras among the available options, and the Help Extras may be applied to the benefit of any one or more of the borrowers (or their spouses, where applicable). Provision of the Help Extras to any one or more borrowers is deemed to be payment to all of the borrowers.

### 5. Information About Help Extras

Help Extras are subject to the following additional terms:

- A selection among the Help Extra options must be made by a borrower on or before the day (the "Help Extras Day") on which Coast Capital Savings removes any underwriting conditions to the mortgage loan, renewal, or blend and extend renewal. (On the Help Extras Day, there may still be legal, insurance or similar conditions to an advance under a new mortgage loan or a blend and extend renewal.) A selection may be made at any branch of Coast Capital Savings, or by calling the Coast Capital Savings Contact Centre at 1.888.517.7000. A selection may be changed by a borrower (or by any of them, if there is more than one borrower) at any time prior to the funding of the Help Extras by Coast Capital Savings.

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- Coast Capital Savings may advance the amount of the Help Extras to the selected Help Extras option on or after the Help Extras Day. The amount of the Help Extras may be advanced before Coast Capital Savings funds a new mortgage loan or any advance under a blend and extend renewal, and before the effective date of the new mortgage loan, renewal, or blend and extend renewal. If Coast Capital Savings does not fund the new mortgage loan or any advance under the blend and extend renewal for any reason, or if the borrower or borrowers cease to be eligible on the effective date of the new mortgage loan, renewal, or blend and extend renewal, then Coast Capital Savings may elect to require that the borrower or borrowers repay the amount so advanced. If Coast Capital Savings advances Help Extras of \$1,000 and the borrower or borrowers are ultimately only eligible for Help Extras of \$500, then Coast Capital Savings may elect to require that the borrower or borrowers repay the difference.
- RRSPs, RESPs, TFSAs, term deposits<sup>1</sup> and Mutual Funds<sup>2</sup> may be subject to minimum investment amounts, additional terms, and other requirements typical for those investments. Particular investments selected by the borrower may have a locked-in period. For investments in RRSPs, RESPs and TFSAs, the borrower must have available contribution room. Borrowers, and account holders who are not borrowers, may be required to meet with a representative of Coast Capital Savings, and must sign additional documentation. Further information is available on request.
- Business chequing accounts are subject to qualification criteria, additional terms, and other requirements typical for such accounts. Borrowers, and account holders who are not borrowers, must sign additional documentation to qualify. Further information is available on request.
- If a selection among the Help Extras options has not been made by a borrower (or any of them, if there is more than one borrower) on or before the Help Extras Day, or if any additional documentation required for the selected Help Extra options is not signed on or before the Help Extras Day, then the borrower (or all of them, if there is more than one borrower) will lose their entitlement to the Help Extras unless the loss of entitlement is waived by Coast Capital Savings.
- The Help Extras cannot be combined with any other offer provided by Coast Capital Savings, unless the combination is approved in writing by Coast Capital Savings.

### 6. General

Borrowers are not allowed to assign Help Extras to third parties, except as expressly provided in these terms or with the prior written approval of Coast Capital Savings.

All decisions of Coast Capital Savings with respect to the eligibility of borrowers or the interpretation of these terms are final.

Coast Capital Savings may terminate, withdraw or suspend the Help Extras promotion at any time, and amend the terms applicable to Help Extras at any time, without notice, in its sole discretion, but any such termination, withdrawal, suspension or amendment will not affect borrowers who have made an application for a new mortgage loan or who have signed a renewal or a blend and extend renewal prior to such termination, withdrawal, suspension or amendment. Coast Capital Savings may waive or amend any particular eligibility requirement or other term for a particular borrower or borrowers, at any time, without notice, in its sole discretion.

Nothing in these terms shall be construed to obligate Coast Capital Savings to approve an application for a mortgage loan or to fund a mortgage loan.

All issues and questions concerning the construction, validity, interpretation and enforceability of these terms, or the rights and obligations of borrowers and Coast Capital Savings in connection with the Help Extras, will be governed by the laws of British Columbia and the laws of Canada applicable in British Columbia.

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