

SPRING HELP EXTRAS[®]
TERMS AND CONDITONS

Coast Capital Savings Federal Credit Union is happy to offer our Help Extras[®] Cash Bonus to eligible borrowers who sign up with us for an eligible new high ratio mortgage loan (the “**Bonus Offer**”).

The Bonus Offer is offered by us on the following Terms and Conditions:

1. Definitions

In these Terms and Conditions:

“**borrower**” means any individual who signs a qualifying high ratio mortgage loan. If more than one individual signs a particular high ratio mortgage loan then each of them is a borrower.

“**Cash Bonus**” means the Bonus Offer cash bonus paid to eligible borrowers who sing up for a qualifying high ratio mortgage loan.

“**Coast Capital**”, “**our**”, “**us**” and “**we**” means Coast Capital Savings Federal Credit Union.

“**high ratio mortgage loan**” means a mortgage, mortgage loan agreement, or request for advance under a mortgage with Coast Capital where the down payment, made by the borrower, is less than 20% of the total value of the home and the mortgage loan has been insured, against default, by a Coast Capital approved mortgage insurer like Canada Mortgage and Housing Corporation.

“**effective date**” for a high ratio mortgage loan means the date when the high ratio mortgage loan is funded.

2. Cash Bonus

Subject to the eligibility requirements outline in these Terms and Conditions, borrower may receive a onetime Cash Bonus based on the principal balance of their high ratio mortgage loan as follows:

Principal Balance	Cash Bonus
\$150K - \$499.99K	\$500.00
\$500K - \$749.99K	\$1,500.00
\$750K - \$999.99K	\$2,500.00

For example, if (i) the borrower’s home purchase value is \$700,000.00, (ii) the borrower contributes a \$35,000.00 down payment, and (iii) the principal balance, on the borrower’s high ratio mortgage loan, is \$665,000.00, then as long as the borrower qualifies under these Terms and Conditions, he/she is eligible to receive a onetime total Cash Bonus of \$1,500.00.

3. Eligibility

To be eligible for the Cash Bonus, each borrower and each high ratio mortgage loan must meet the following eligibility requirements on the effective date:

- (a) Each borrower must be an individual, and 19 years of age or older. For clarity, persons other than individuals, such as corporations, partnerships, limited partnerships, or limited liability partnerships, are not eligible.
- (b) If a borrower is not presently a member of Coast Capital, the borrower must become a member to qualify, subject to regular membership requirements.
- (c) Borrower must have a Canadian dollar chequing or savings account with Coast Capital. If there is more than one borrower, the borrowers may have a joint account.
- (d) The borrower must enter into a new high ratio mortgage loan. The new high ratio mortgage loan must be a closed residential high ratio mortgage loan with a term of at least four (4) years. The new high ratio mortgage loan must be a Coast Capital first mortgage registered against title of the mortgaged property.
- (e) The principal balance of the new high ratio mortgage loan must be not less than \$150,000.
- (f) Under a Multi-Purpose Mortgage, a borrower can split the total high ratio mortgage loan into sections, each with its own term length and interest rate. For the purpose of qualifying for the Cash Bonus, the total of all sections advanced as of the first effective date will be considered as part of the principal balance for determining the Cash Bonus. **Any subsequent sections advanced after the first effective date will not be considered as part of the principal balance for determining the Cash Bonus. For clarity, the borrower will receive only one Cash Bonus for all sections advanced.**
- (g) The following are not eligible:
 - renewals or blend and extend of an existing mortgage loan;
 - a second mortgage loan behind a first mortgage loan held by another lender;
 - a third or later mortgage loan;
 - mortgage loans with open repayment terms;
 - mortgages securing home equity lines of credit (HELOCs);
 - construction mortgage loans;

- mortgage loans for recreational or revenue (rental) properties; and
- mortgages which Coast Capital Savings considers to be stated income, equity lending, or similar mortgages.

4. Fulfilment

The Cash Bonus will be deposited into the borrower's Coast Capital Canadian dollar chequing or savings account at the direction of the borrower. **If there is more than one qualifying borrower signed on a qualifying high ratio mortgage loan, then all of the borrowers will collectively receive only one Cash Bonus.**

Coast Capital may advance the Cash Bonus on or after Coast Capital removes underwriting conditions on the mortgage. For further clarity, the Cash Bonus may be advanced before Coast Capital funds a qualifying high ratio mortgage loan and before the effective date of the qualifying high ratio mortgage loan. If Coast Capital does not fund the qualifying high ratio mortgage loan or if a borrower ceases to be eligible on the effective date of the qualifying high ratio mortgage loan, then Coast Capital may elect to require that the borrower(s) repay the Cash Bonus.

The Bonus Offer cannot be combined with any other offers provided by Coast Capital, unless the combination is approved in writing by Coast Capital. The Cash Bonus is not transferrable or assignable. No substitutions will be permitted.

5. General

Coast Capital will not be liable to any borrower for any damage or loss arising from, connected with, or relating to the Bonus Offer, regardless of the cause or any fault by Coast Capital or any person for whom Coast Capital is responsible, and notwithstanding that any of those persons may have been advised of the possibility of the loss or damage being incurred.

The Bonus Offer is subject to all applicable laws and regulations, and is void where prohibited by law. If any provision of these Terms and Conditions is found by any court of competent jurisdiction to be unenforceable, all other provisions will remain in full force and effect. These Terms and Conditions are governed solely by the laws of British Columbia, Canada and the federal laws of Canada applicable in British Columbia, excluding any rules of private international law or the conflict of laws that would lead to the application of any other laws.

Any dispute between Coast Capital and borrower or any other person arising from, connected with or relating to the Bonus Offer, participation in the Bonus Offer, or any related matters ("**Disputes**") will be resolved before the courts of British Columbia sitting in the City of Vancouver, British Columbia, Canada, and borrower hereby irrevocably attorn to the exclusive jurisdiction of those courts in respect of all Disputes. Proceedings regarding a Dispute must be commenced within **one (1) year** after the event giving rise to the Dispute occurred, after which time any and all proceedings regarding the Dispute are barred.

To the fullest extent permissible by applicable law, by participating in the Bonus Offer, borrower agrees to indemnify and hold Coast Capital harmless against any and all third party claims arising out of or in connection with any breach by borrower of these Terms and Conditions or borrower's participation in the Bonus Offer.

Coast Capital is not obligated to pay the Cash Bonus to borrower or any other person, if Coast Capital is of the opinion, in its sole discretion, that such borrower, or any other person or group of persons connected directly or indirectly in any way with such borrower, is abusing or attempting to abuse the Bonus Offer or is otherwise not acting in good faith in dealing with Coast Capital.

Coast Capital may terminate, withdraw, or suspend the Bonus Offer and amend the Terms and Conditions applicable to the Bonus Offer 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 high ratio mortgage loan prior to such termination, withdrawal, suspension, or amendment. Coast Capital may waive or amend any particular eligibility requirement or other term for a particular borrower, at any time, without notice, in its sole discretion.

Any reference to funds, moneys, or currency in these Terms and Conditions will be in Canadian dollars unless explicitly stated otherwise.

Nothing in these Terms and Conditions shall obligate Coast Capital to approve an application for a mortgage loan or to fund a mortgage loan.

All decisions of Coast Capital with respect to any and all aspects of the Bonus Offer are final and binding on all borrowers.