

Mortgage Loan Number: 367 843 6**Interest Adjustment Date**

The interest adjustment date is one payment period before your first regular payment date.

We will charge you interest on the mortgage loan from the date we advance the money. Any interest that accrues between the date we advance the money and the interest adjustment date must be paid on the interest adjustment date. Interest that accrues on the mortgage loan after the interest adjustment date will be paid by you as part of your regular mortgage loan payments.

Annual Interest Rate

Note: All interest rates in this Disclosure Statement have been rounded to the nearest 1/8 of 1% and are annual rates.

The annual interest rate on the mortgage loan is a fixed rate of 4.240% for the entire term of the mortgage loan. You have received a 2.100% discount below the posted rate.

Interest is compounded semi-annually, not in advance, and is payable on each regular payment date.

You must pay interest on the mortgage loan amount at this rate until the total mortgage loan amount has been paid, both before and after the balance due date, before and after default, and before and after any court judgment we obtain against you.

Although the annual interest rate is based on a full year, if the mortgage loan is prepaid or paid off in February of a leap year, daily interest will be calculated on the basis of a 29-day month.

Term and Amortization

The term of the mortgage loan is 48 months. The amortization period is 30 years.

Payments

First Payment Date: The first regular payment will be due on June 6, 2026.

Payment Frequency: Your regular payments on the mortgage loan will be payable monthly, on the 6th day of the month.

Amount of Each Payment: The amount of each principal and interest payment will be \$2,661.21.

Total Principal and Interest Payments For The Mortgage Loan Term: Your total principal and interest payments over the 48-month term of your mortgage loan will be \$127,738.08.

How We Apply Your Payments: We will apply your regular payments in the following order:

1. To pay any collection expenses.
2. To pay any CIBC Creditor Insurance premiums on the mortgage loan.
3. To bring into good standing any accounts related to the mortgage loan for which we hold funds for payment to others or from which amounts are debited.
4. To pay any applicable administration and processing fees.
5. To pay interest or reduce the interest (including deferred interest, and any outstanding or late interest charges) on the principal amount accumulated up to but not including the payment date.
6. To reduce the principal amount.

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However, if you do not meet one or more of your obligations, we may apply any payments or any other money we receive during the period of default in whatever order we choose. You can always contact us to find out the amount of interest in arrears at any time, if any.

Decreasing the Amount of Your Payment: You may decrease the amount of your regular payments provided that the resulting amortization period is not longer than the remaining time left in the original amortization period. To qualify, you must meet the following conditions:

- you must have met all of your obligations;
- your property must have no more than four living units or be a single residential condominium unit; and
- no part of your property may be used for commercial, industrial or other non-residential purposes.

Your Cost of Borrowing

The total cost to you for borrowing includes all interest costs for the term of the mortgage loan as well as all non-interest charges described in this Disclosure Statement, including administration and processing fees. It does not include the principal amount borrowed.

Interest Charges: Your interest charges, based on the interest rate as of the date of this statement, will be \$88,304.69.

Non-Interest Charges: The following non-interest charges will apply to your mortgage loan:

Property Valuation Fee	\$0.00
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Total Cost of Borrowing: Your total cost of borrowing for this mortgage loan will be \$88,304.69.

Annual Percentage Rate (APR): The cost of borrowing for your mortgage loan, expressed as an annual rate, is 4.240%. This estimate is based on the interest and other charges known as of the date of this statement and interest being compounded semi-annually, not in advance.

Default Charges and Other Charges

Default Charges: If you do not make any payment when it is due, or you do not meet any one or more of your obligations, we may charge you for:

- interest on overdue principal and interest at the interest rate payable under the mortgage loan;
- legal costs to collect payments;
- reasonable costs, including legal fees, that we incur or that someone else incurs on our behalf, except fees paid to CIBC employees; and
- fees for returned cheques or payments that are not honoured.

Interest on Tax Account: If we pay property taxes on your behalf, and if at any time the amount you have paid us for taxes is less than the amount we have paid for taxes, we will charge you interest at the mortgage loan rate on the difference.

Property Tax Information Charges: If we pay property taxes on your behalf, you will be required to repay to us any costs we incur in paying

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your property taxes, including amounts charged by the taxing authority for providing information about your property taxes, for sending us your property tax invoices, or for accepting property tax payments from us on your behalf.

Other Non-Interest Charges: You may be required to pay us administration and processing fees for providing you with services of an administrative or clerical nature.

A list of current administration and processing fees and other non-interest charges is attached to this Disclosure Statement. These fees and charges may change at any time without notice to you. You will have to pay the charge that is in effect at the time the service is provided to you.

Balance Due on Maturity

You must pay the balance of the mortgage loan on May 6, 2030. If you have made all mortgage loan payments during the term of the mortgage loan when they were due, you will owe \$504,566.61 on the balance due date.

Prepaying Your Mortgage Loan

To qualify for any of the prepayment privileges outlined here, you must meet the following conditions:

- you must have met all of your obligations;
- your property must have no more than four living units or be a single residential condominium unit; and
- no part of your property may be used for commercial, industrial or other non-residential purposes.

Increasing the amount of your payments

You may increase the amount of your regular payment at any time without paying a prepayment charge. The total of these increases during the term of your mortgage loan cannot be more than 100% of the original regular payment amount.

Making prepayments without a prepayment charge

In each calendar year, you may prepay up to 10% of the original principal amount without paying a prepayment charge. If you have transferred your mortgage loan to us, we will calculate the 10% based on the amount of money we paid to your previous lender to transfer the mortgage loan.

The following conditions apply to making lump-sum prepayments:

- you can make more than one prepayment in a calendar year, but the total of all prepayments in any calendar year cannot be more than the 10% limit;
- each prepayment must be at least \$100.00;
- if you do not use any or all of this privilege in a calendar year, you cannot carry forward any unused portion of the privilege to future calendar years; and
- this privilege of prepayment without a prepayment charge does not apply if you prepay the entire principal amount, even if you have not used this privilege in the calendar year when the mortgage loan is paid off.

Mortgage Loan Number: 367 843 6***Making partial prepayments with a prepayment charge***

If you want to prepay more than the 10% in a calendar year, a prepayment charge will apply. This prepayment charge will be payable on the amount that is more than the 10% you are allowed to prepay without paying a prepayment charge. The prepayment charge will be payable in addition to regular interest at the rate specified in your mortgage loan agreement.

The prepayment charge will be the **higher** amount of the following two amounts:

- three months' interest costs on the amount you are prepaying that is subject to a prepayment charge, calculated at your existing annual interest rate, plus any discount you received on your existing annual interest rate; or
- the interest rate differential amount, which is explained below.

If you are making a **partial** prepayment, the interest rate differential amount is the **difference** between the following two amounts:

1. The interest costs on the amount you are prepaying that is subject to a prepayment charge, calculated over a period of time equal to the period of time from the prepayment date to the maturity date of your mortgage loan. Interest is calculated at your existing annual interest rate, plus any discount you received on your existing annual interest rate. Interest is compounded semi-annually, not in advance, and is calculated using your principal and interest payment amount in effect at the time you prepay.
2. The interest costs on the amount you are prepaying that is subject to a prepayment charge, calculated over a period of time equal to the period of time from the prepayment date to the maturity date of your mortgage loan at the interest rate posted by us on the date of prepayment for the type of mortgage loan described in the chart below. Interest is compounded semi-annually, not in advance, and is calculated using your principal and interest payment amount in effect at the time you prepay. Use the chart below to find out what interest rate would apply in your case.

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If the length of time between the prepayment date and the maturity date of your mortgage loan is:	We will use the posted interest rate charged by us on the date of prepayment for a CIBC brand closed mortgage loan product similar to yours with a term of:
Less than or equal to 12 months	6 months
Greater than 12 months and less than or equal to 18 months	1 year
Greater than 18 months and less than or equal to 30 months	2 years
Greater than 30 months and less than or equal to 42 months	3 years
Greater than 42 months and less than or equal to 54 months	4 years
Greater than 54 months and less than or equal to 78 months	5 years
Greater than 78 months and less than or equal to 102 months	7 years
Greater than 102 months and less than or equal to 120 months	10 years

Note: Any discount you received on your existing annual interest rate includes any program discount you received, such as the CIBC Better Than Posted Mortgage™ Promotional Rate and the CIBC Better Than Posted Mortgage Ongoing Rate.

Prepaying the entire amount of your mortgage loan

If you want to prepay the **entire** outstanding principal amount of your mortgage loan, you can ask us to provide you with a statement of the amount required to pay off your mortgage loan in full. You can specify the date you wish to make the full prepayment. However, the date you select cannot be later than 30 days after the date you request us to prepare the statement. The date you choose is called the Statement Effective Date.

We will not process any mortgage loan payments, or any other payments that we receive in connection with your mortgage loan, between the date we prepare the mortgage loan payout statement and the Statement Effective Date. We will charge you interest on accrued interest and on any amounts we do not process, including your regular mortgage loan payments, during this time. If you do not pay off your mortgage loan on the Statement Effective Date, we will, within 60 days following the Statement Effective Date, process all mortgage loan payments, and any other payments that we did not process between the date we prepared the mortgage loan payout statement and the Statement Effective Date.

If you want to prepay the **entire** outstanding principal amount of your mortgage loan, a prepayment charge will apply to the total amount of the prepayment. This prepayment charge will be payable in addition to regular interest at the rate specified in your mortgage loan agreement and interest on accrued interest in connection with payments that we do not process between the date on which you made your last regular payment and prepayment date. The prepayment charge will be the **higher** of the following two amounts:

- three months' interest costs on the amount you are prepaying that is subject to a prepayment charge, calculated at your existing annual

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interest rate, plus any discount you received on your existing annual interest rate; or

- the interest rate differential amount, which is explained below.

If you are prepaying the **entire** outstanding principal amount, the interest rate differential amount is the **difference** between the following two amounts:

1. The interest costs on the amount you are prepaying, calculated over a period of time equal to the period of time from your last scheduled regular payment date that is on or before the date of prepayment, whether or not it is actually paid, to the maturity date of your mortgage loan. Interest is calculated at your existing annual interest rate, plus any discount you may have received on your existing annual interest rate. Interest is compounded semi-annually, not in advance, and is calculated using your principal and interest payment amount in effect on the date we prepare the payout statement.
2. The interest costs on the amount you are prepaying, calculated over a period of time equal to the period of time from your last scheduled regular payment date that is on or before the date of prepayment, whether or not it is actually paid, to the maturity date of your mortgage loan. The interest costs are calculated at the interest rate posted by us on the date we prepare the payout statement for the type of mortgage loan described in the chart below. Interest is compounded semi-annually, not in advance, and is calculated using your principal and interest payment amount in effect on the date we prepare the payout statement. Use the chart below to find out what interest rate would apply in your case.

If the length of time between the Statement Effective Date and the maturity date of your mortgage loan is:	We will use the posted interest rate charged by us on the date the mortgage loan payout statement is prepared for a CIBC brand closed mortgage loan product similar to yours with a term of:
Less than or equal to 12 months	6 months
Greater than 12 months and less than or equal to 18 months	1 year
Greater than 18 months and less than or equal to 30 months	2 years
Greater than 30 months and less than or equal to 42 months	3 years
Greater than 42 months and less than or equal to 54 months	4 years
Greater than 54 months and less than or equal to 78 months	5 years
Greater than 78 months and less than or equal to 102 months	7 years
Greater than 102 months and less than or equal to 120 months	10 years

Note: Any discount you received on your existing annual interest rate includes any program discount you received, such as the CIBC Better Than Posted Mortgage Promotional Rate and the CIBC Better Than Posted Mortgage Ongoing Rate.

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Example illustrating the cost of prepaying the full amount of a fixed rate closed mortgage loan

Maria has a 5-year fixed rate closed mortgage loan. When she arranged the mortgage loan, she received a discount of 0.500% below the posted interest rate of 7.000%. So, her annual interest rate is 6.500%.

The principal amount she still owes is \$100,000.00. She has two years (or 24 months) left in the term of this mortgage loan. However, Maria has just inherited some money and wants to pay off the mortgage loan.

In Maria’s case, the prepayment charge will be the higher of the following two amounts:

- three months’ interest at her interest rate of 6.500% plus the discount she received of 0.500%, which is equal to 7.000%; or
- the interest rate differential amount.

The following shows an estimated prepayment charge for prepaying the full amount of Maria’s mortgage loan:

Estimate of Three Months’ Interest

Step 1: The amount Maria wishes to pay off is \$100,000.00.	\$100,000.00
Step 2: Maria’s current interest rate plus the discount she received equals 7.000%. Written as a decimal, this becomes 0.070.	0.070
Step 3: The amount Maria wishes to prepay multiplied by her interest rate plus the discount (\$100,000.00 x 0.070) equals the estimated annual interest costs.	\$7,000.00
Step 4: The estimated annual interest costs divided by 12 equals an estimate of one month’s interest.	\$583.33
Step 5: One months’ interest costs multiplied by three equals an estimate of three months’ interest.	\$1,749.99

So, an estimate of three months’ interest would be \$1,749.99.

Estimate of the Interest Rate Differential Amount

Step 1: The interest costs over the term of a mortgage loan with Maria’s current principal balance of \$100,000.00, her monthly payment amount of \$693.47, a term of 2 years (which is the remaining term of Maria’s mortgage loan) and her interest rate plus the discount that she received, which is 7.000%, would be \$13,603.92.	\$13,603.92
Step 2: The chart above shows what mortgage loan product similar to Maria’s will be used to calculate the interest rate differential amount. In Maria’s case, it is the CIBC brand 2 year closed fixed rate mortgage loan.	0.050

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On the date we prepare the mortgage loan payout statement, the posted rate for this product is 5.000%.

Step 3: The interest costs over the term of a CIBC brand 2 year closed fixed rate mortgage loan with the same principal amount as Maria's remaining balance of \$100,000.00, the same monthly payment amount of \$693.47 and our current posted rate of 5.000%, would be \$9,567.59. \$9,567.59

Step 4: The interest costs calculated in Step 3 is subtracted from the interest costs calculated in Step 1. This is the interest rate differential amount. \$4,036.33

So, an estimate of the interest rate differential amount would be \$4,036.33.

The Estimated Prepayment Charge

Maria's prepayment charge is the higher of the estimated three months interest costs of \$1,749.99 and the estimated interest rate differential amount of \$4,036.33. So, if Maria's mortgage loan payout statement was prepared today, an estimate of her prepayment charge would be \$4,036.33. If Maria received cash back, she will also be required to repay the full cash back amount that she received, as set out below and in the cash back agreement.

You should call Canadian Imperial Bank of Commerce at 1 888 264-6843 to find out the exact amount of your prepayment charge or if you have questions on calculating your prepayment charge. The amount above is only an estimate and is likely to be lower or higher than the actual prepayment charge. You can also visit the CIBC website at www.cibc.com to estimate your prepayment charge by using the online Mortgage Prepayment Charge Calculator.

Discharge or Assignment


Within a reasonable time after you have paid all amounts secured by this mortgage and met all your obligations under this mortgage, we will, at our option, either:

- register a discharge (or, if you have requested it, an assignment) of this mortgage;
- prepare, execute and provide a discharge (or, if you have requested it, an assignment) of this mortgage to you, and you will be responsible for registering it; or
- execute and provide a discharge (or, if you have requested it, an assignment) of this mortgage that was prepared by your legal counsel.

You will pay our usual administration fee for preparing, executing and either registering or providing the discharge or assignment, and any registration fee we pay, and any legal and other expenses that is incurred by us or by you to that effect.

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Canadian Imperial Bank of Commerce: We have fully completed this Disclosure Statement and given a signed copy to each Borrower and each Guarantor on the date below.



CIBC Representative

May 4, 2026

Date

Acknowledgements by Borrower(s): By signing below, you acknowledge that you have received and read a signed copy of this Disclosure Statement.

RYAN

NONO

First Name

Middle Name

Last Name

Ryan Nono

Signature

Date

Witness:

First Name

Middle Name

Last Name

Address

Signature

Date

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DIRECTION

TO: Canadian Imperial Bank of Commerce

RE: NONO first mortgage to Canadian Imperial Bank of Commerce
221 Racicot Drive, GARSON (City of Greater Sudbury)
Loan Number: 367 843 6

This is to direct you and shall constitute your good and sufficient and irrevocable authority to make your cheque for the above mortgage advance payable in favour of my solicitor:

AMANDA BERLONI PROFESSIONAL CORPORATION, IN TRUST

or as she may otherwise direct.

DATED at Greater Sudbury, this 4th day of May, 2026.

DocuSigned by:
Ryan Nono
694138495F8E423
Ryan NONO
