



Mortgage Number: 003 678 436
 CIBC
 PO Box 115 Commerce Court Postal Stn
 Toronto ON M5L 1E5

Mortgage Approval

Date May 4, 2026.

Borrower(s) RYAN NONO

Mortgage Number 003 678 436

Commitment Based on the information you provided in your recent application, we are pleased to approve your request for a first charge priority mortgage on the property described below in this document.

The approval is conditional on your title to the property being satisfactory to us. This commitment is not transferable and may not be assigned. In this document, "you" and "your" refer to every person who has signed this Mortgage Approval. "We," "our" and "us" refer to CIBC.

Property **Address:** 221 RACICOT DR, GREATER SUDBURY, ON, P3L 1L9

Legal Description: PT LT CON 1 BEING PT

Tenure: Freehold

Type: New Construction

Mortgage Purpose Purchase

Purchase Price \$680,000.00

Mortgage Type Conventional

Other Conditions We require the following:

The property must be enrolled with Tarion Warranty Corporation.

No funds will be advanced until these conditions have been met.

Other NEW CONSTRUCTION - The purchase price disclosed to CIBC is \$680,000, including all extras, upgrades and other charges. You must confirm the purchase price by referring to all material documents - the Agreement of Purchase and Sale including all amendments, the Statement of Adjustments and anything else that may be relevant. Please do not submit the Statement of Adjustments to us; we rely on your review.

NEW CONSTRUCTION: We rely solely on you to ensure all credits and adjustments are reflected in the purchase price, and you must advise us immediately if your review reveals any discrepancies or change to the purchase price set out above. Any such changes is material, and if there has been such a change, you may not requisition funds without further written instructions from us.

Cancellation We have the right to cancel this commitment for any reason if no mortgage money has been advanced by May 6, 2026, which is the commitment expiry date.

We may cancel this commitment at any time, whether you have signed it or not, if there has been a material change to the financial status of any borrower or guarantor as set out in the application, or if there has been a material change to the property that adversely affects its value, or if there is a material inaccuracy or misrepresentation in the application or in the documents that support the application.

Mortgage Amount

Net Mortgage Amount: \$544,000.00

Total Mortgage Amount: \$544,000.00

Term & Amortization

Term: 48 months

Amortization: 30 years

Original Amortization: 30 years

Interest Rate

The annual rate of interest on the mortgage is a fixed rate of 4.240% for the entire term of the mortgage. You have received a discount of 2.100% below the posted rate. This interest rate will remain valid provided funds are advanced by May 6, 2026, which is the date this commitment expires.

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

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

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

Payments

Payment Frequency: Your regular payments on the mortgage will be payable monthly.

Amount of Each Payment:

Principal & Interest Payment Amount: \$2,661.21 ^{DS}

Tax Component: \$0.00 ^{RN}

Total Payment Amount: \$2,661.21

Payments may be made at any branch of the Canadian Imperial Bank of Commerce. We also offer arrangements for you to make payments by pre-authorized withdrawals from your bank account, without service charges.

Property Taxes

You are responsible to pay all realty taxes when they are due. The tax clause is to remain in the mortgage document. The payment to us of a regular tax component will not be required as long as you continue to own the property and realty taxes are paid when due.

Due Dates

Interest Adjustment Date: May 6, 2026

First Regular Payment Date: June 6, 2026

Maturity Date: May 6, 2030

Interest on Advances Up To the Interest Adjustment Date	The interest adjustment date is one payment period before your first regular payment date.
Interest on Advances After the Interest Adjustment Date	Interest on advances up to the interest adjustment date will be calculated at the interest rate outlined in this approval from the date of the advance up to the interest adjustment date. Interest is compounded semi-annually, not in advance. You must pay this interest on the interest adjustment date.
Completion Advance	You agree the accrued interest on advances will be debited from the bank account set up for your regular mortgage payments on the interest adjustment date.
Repair and Construction Lien/Legal Hypothecs Holdbacks	If, at the time of an advance after the interest adjustment date established for the initial term of the mortgage, our current interest rate is more than the interest rate for the initial term of the mortgage, you will be required to buy down the current interest rate for the amount being advanced.
Plans and Specifications	Advances of this mortgage are not to be disbursed until the building is completed in all respects and is ready for occupancy. When construction is completed you must notify us and request a final inspection of the property before funds will be advanced. Alternatively, the CIBC branch will either complete an inspection or arrange an inspection by an appraiser or the insurer. You are responsible for all costs associated with the final inspection. If construction is complete, we will authorize the advance.
Legal and Other Costs	To protect your interests, we recommend you consult with your solicitor for a clear definition of your responsibility under the <i>Construction Lien Act</i> . We will not be retaining a construction lien holdback.
Survey Requirements	Construction must conform to the plans and specifications approved by us. Any alterations in the plans or specifications must have our prior written approval. The quality of construction must not be less than that required by the National Building Code and is to meet all other applicable government requirements for residential properties.
Fire and Hazard Insurance	You are responsible for paying all legal fees and expenses related to the mortgage and requirements outlined in this approval, even if the mortgage is not completed.
Survey Requirements	You must provide a Plan of Survey or Surveyor's Certificate signed by a qualified land surveyor. The Plan or Certificate must show the size of the lot and the location of the buildings on the land.
Fire and Hazard Insurance	You must provide evidence of insurance against fire and other hazards for not less than the full replacement value of the property. Loss must be payable to CIBC as first mortgagee and may only be subject to the standard mortgage clauses. This evidence must be given to our solicitor, notary or service provider before funds are advanced.

Prepaying Your Mortgage

If your property has more than four living units or if any part of your property is used for commercial, industrial or other non-residential purposes, you have no prepayment rights.

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

- you must have met all of your obligations under the mortgage;
- your property must contain 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 and decreasing 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 cannot be more than 100% of the original regular payment amount.

You may also decrease the amount of your payment, but only if the amortization period for the mortgage which results from that decreased payment amount does not exceed the remaining amount of time left in the original amortization period.

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 to us, we will calculate the 10% based on the amount of money we paid to your previous lender to transfer the mortgage.

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 is paid off.

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.

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. 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 at the interest rate posted by us on the date of prepayment for the type of mortgage 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.

If the length of time between the prepayment date and the maturity date of your mortgage is:	We will use the posted interest rate charged by us on the date of prepayment for a CIBC brand closed mortgage 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

If you want to prepay the **entire** outstanding principal amount of your mortgage, 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 payments, or any other payments that we receive, between the date we prepare the mortgage 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 payments, during this time. If you do not pay off your mortgage on the Statement Effective Date, we will, within 60 days following the Statement Effective Date, process all mortgage payments, and any other payments that we did not process between the date we prepared the mortgage payout statement and the Statement Effective Date.

If you want to prepay the **entire** outstanding principal amount of your mortgage, 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 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 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. 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. 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 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 is:	We will use the posted interest rate charged by us on the date the mortgage payout statement is prepared for a CIBC brand closed mortgage 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.

Inspection

If we, or any of our agents, have reason to believe that the property is not in compliance with any federal, provincial or municipal laws or regulations regarding the environment, we, or our agents, may enter and inspect your property. We may also conduct any environmental testing, site assessment, investigation or study that we think is necessary. You must pay for all reasonable costs associated with this, plus interest at the mortgage rate, from the day we incur the expense. You must pay us these expenses, plus the interest, immediately, and they will be a charge on the property.

We will not be considered to have taken possession, management, or control of the property by taking any of these actions.

If you sell or transfer your property

Our written approval must be obtained before your property is transferred to anyone else, or before an agreement is made to transfer your property to anyone else. At our option we may require that the entire loan amount be paid immediately (including the outstanding principal amount, accrued interest, any prepayment charges and any other amounts owing), if any of the following occurs:

- if you transfer your property without first applying to us in writing for approval of the terms of the transfer and approval of the person that you wish to transfer your property to; or
- if you transfer your property without first obtaining our written approval of the terms of the transfer and our written approval of the person that you are transferring to; or
- if the person you transfer your property to does not enter into an assumption agreement with us that is satisfactory to us. In an assumption agreement that is satisfactory to us, the person that you transfer your property to will agree to assume this mortgage and any

amendments to it and any related agreements, and to be bound by all the terms, conditions and obligations of the mortgage, amendments and related agreements.

If we accept any payment from any person who we have not first approved in writing, that will not mean that we have granted our prior written approval or that we have given up our right to require you to pay the entire loan amount immediately.

You agree to give us sufficient information to enable us to decide whether to give our written approval. After we have received this information, we will make our decision as soon as possible.

If you exercise this privilege, there may be an administration and processing fee. You must pay us these fees immediately. If you do not, we may declare that the mortgage is in default, or add these amounts to the loan amount, or do both.

Identification

Each borrower and guarantor will be required to produce identification acceptable to us at the time the mortgage is signed and before funds are advanced. This identification must meet the requirements of the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act (Canada)* and Regulations.

**Solicitor/Notary/
Service Provider**

The legal work (or in the case of a service provider, certain work) on our behalf will be done by:

Amanda Fiorella Berloni
Amanda Berloni Professional Co
254 Larch St
Sudbury, ON, P3B 1M1

You or your solicitor or notary should deliver your title deeds to our solicitor, notary or service provider immediately. As soon as possible, you should also send the survey and insurance policy to our solicitor, notary or service provider.

These documents are required before any funds may be advanced. All documentation must be acceptable to us and to our solicitor or notary.

**Contractual
Understanding**

Where the terms of this approval and the mortgage vary, the terms of this approval will prevail and continue to prevail even after the signing, registration and delivery of the mortgage and the advance of any funds.

Privacy

CIBC's privacy policy tells you how CIBC will handle your personal information. It also tells you about your rights and choices. In summary:

1. Purposes: CIBC may handle your personal information to:
 - identify you
 - obey the law
 - personalize CIBC's relationship with you
 - market and send you offers, including customized marketing and offers based on your account and transaction information
 - manage risk and our business

- improve products and services
 - enforce our rights (such as collecting a debt)
 - protect both you and CIBC against fraud and error
2. Who we share with: CIBC will share information about you within CIBC and the CIBC group of companies, and with third parties, such as credit bureaus, regulators and government agencies including the Canada Revenue Agency, program partners, the Canada Mortgage and Housing Corporation (CMHC), insurers, payment networks, other financial institutions, references you provide, service providers and other third parties for the purposes above. Some of these third parties may be outside of your province or Canada.
 3. How we collect: CIBC may collect information about you from these third parties or by using technology (for example, voice or video recordings, website cookies, mobile apps).
 4. What we collect: The types of personal information we handle depend on how you interact with us, but normally include contact and identity information, account and financial information, and information about how you use our products and services. This includes information and documentation about you and your mortgage sufficient for the beneficial owner, agent, assignee, mortgage insurer and service provider to administer the mortgage and exercise their rights under it.
 5. Privacy rights and choices: In some cases, you have a right to withdraw consent. For example, you can call CIBC at 1 800 465-CIBC (2422) to tell us not to send you marketing messages, including customized marketing and offers from us and trusted partners. You also have the right to see and correct the information we have about you.

You can see CIBC's privacy policy at any banking centre or online at www.cibc.com/privacy. We may update this policy from time to time. We post our most up-to-date policy on our website.

CIBC: We acknowledge that we have completed two copies of this approval and provided the borrower with a signed copy.

CIBC Mortgages and Lending

Acknowledgements by Borrower(s):

By signing below, you:

- acknowledge that you have received and read a signed copy of this approval;
- accept all of the terms and conditions of this approval;
- acknowledge and agree to the *Privacy* section above;
- accept notices from us by mail, fax, e-mail or internet;

RYAN

NONO

First Name

Middle Name

Last Name

Ryan Nono

Signature

Date

Witness:

First Name

Middle Name

Last Name

Address

Signature

Date

® Registered trademark of CIBC.



Mortgage Loan Number: 367 843 6
 CIBC
 PO Box 115 Commerce Court Postal Stn
 Toronto ON M5L 1E5

Mortgage Disclosure Statement

Date May 4, 2026.
Borrower(s) RYAN NONO
Mortgage Loan Number 367 843 6
Property Information Box 221 RACICOT DR, GREATER SUDBURY, ON
 This Information Box contains a summary of key information about your mortgage loan. Please read the entire document for full details.

Principal Amount	\$544,000.00
Annual Interest Rate	4.240% The annual interest rate is fixed. Interest is compounded twice per year but charged on each regular payment date.
Annual Percentage Rate	4.240% The Annual Percentage Rate (APR) is the interest rate for a whole year (annualized) including any applicable fees, as of the date of the Mortgage Disclosure Statement.
Term	48 months Your mortgage loan is closed for the entire term. This means you cannot pay down more of your mortgage loan than the amount of your prepayment privilege without paying a prepayment charge.
Date of Advance	May 6, 2026 This is the date your funds will be advanced. Interest will be calculated and charged from this date.
Payments	\$2,661.21 payable monthly, on the 6th day of the month Your payment is payable monthly and includes payment toward principal and interest.
Amortization Period	30 years Based on the current terms and conditions, your mortgage loan will be paid in full in 30 years .
Prepayment Privilege	Without paying a prepayment charge, you may: <ul style="list-style-type: none"> during the term of your mortgage loan, increase your regular mortgage loan payment by up to 100% of your original mortgage loan payment amount;

Mortgage Loan Number: 367 843 6

	<ul style="list-style-type: none"> in each calendar year, prepay up to 10% of the original principal amount toward the outstanding balance of your mortgage loan.
Prepayment Charges	<p>You will pay a prepayment charge if you prepay more of your mortgage loan than the prepayment privilege allows. The prepayment charge will be the greater of the following:</p> <ul style="list-style-type: none"> Three months interest, calculated at your interest rate plus any discount you received; or The interest rate differential amount. This is the difference between: <ul style="list-style-type: none"> interest on the amount you are prepaying calculated over the remaining term of your mortgage loan at your interest rate plus any discount you received; and interest on the amount you are prepaying calculated over the remaining term of your mortgage loan at our posted interest rate for a CIBC brand closed mortgage loan product similar to yours with a term as set out under the "Prepaying Your Mortgage Loan" section of this Mortgage Disclosure Statement.
Default Insurance	Not applicable
Other Fees	<p>Discharge Fee*:</p> <ul style="list-style-type: none"> If principal balance is \$1,000 or less on payout: \$95.00 If principal balance is over \$1,000 on payout: \$300.00 <p>Transfer out /Assignment Fee*: \$300.00</p> <p>Dishonoured Payment Fee (applies only to payments drawn from a non CIBC brand deposit account): \$45.00</p> <p>Assumption Fee or Transfer of Title: \$150.00</p> <p>Property Valuation Fee: \$300.00</p> <p>Cancellation Fee upon sale of the subject property prior to full advance of construction mortgage loan. This cancellation fee will be charged in addition to any prepayment charge: Greater of \$3,500.00, or 1/2 of 1% of the approved mortgage loan amount</p> <p>Progress Draw Processing Fee:</p> <ul style="list-style-type: none"> For up to four advances (charged on the first advance): \$700.00 For the 5th and each subsequent advance: \$100.00 <p>Fees will be charged for providing other administrative or clerical services at borrower's request, including but not limited to:</p> <p>Providing copies of existing documents from the borrower's file per item (e.g. copy of registered mortgage/charge, (Deed of</p>

Mortgage Loan Number: 367 843 6

	<p>Hypothecary Loan in Quebec), survey, annual statement, etc.): \$30.00 + GST/HST</p> <p>Fee for providing duplicate documents (e.g. discharge, assignment, etc.): \$100.00 + GST/HST</p> <p>Hourly fee for audited verification (any 12 month period) or detailed breakdown of Payment History or Tax Account: \$30.00 + GST/HST</p> <p>Fees for other special requests by the borrower for similar services of an administrative or clerical nature will be charged at CIBC's fee in effect at the time the service is provided.</p>
	<p>*If your mortgage loan is under a CIBC Home Power Plan®, these fees will be charged only when the full amount of the CIBC Home Power Plan Debt is paid off and you request a discharge or assignment of the registered mortgage/charge.</p>

Principal Amount

The principal amount of your mortgage loan is \$544,000.00. This amount must be repaid by you.

Disbursement

On May 6, 2026 , we will advance to you \$544,000.00.

Property Valuation Fee \$0.00

Total Charges \$0.00

The actual amount of money that we advance to you may be less if we hold back an amount for repairs. Any money held back for repairs may be paid to you at a later date.

We may also hold back from the advance amounts you may authorize or direct us to make for you, including repayment of your existing mortgage with us or with another financial institution.

This advance may be paid to someone else if you direct us to pay them instead of you.

Once we advance you these funds, we will begin to calculate interest on the amount advanced. Interest is calculated from the date we advance you the funds to the interest adjustment date. Interest is calculated daily, not in advance. You must pay the interest from the date we advance you the funds up to the interest adjustment date. This amount is payable on the interest adjustment date, or when we invoice you for it. After the interest adjustment date, any interest on the mortgage loan amount will be paid as part of your regular mortgage loan payments.

Additional Costs

You will be responsible to pay for costs or fees associated with the following:

- legal fees;
- survey costs or fees; and
- appraisal or inspection fees.