



Mortgage Transfer-In Program – Terms and Conditions

For mortgage transfers, Tru Cooperative Bank (“TCB”) will pay, when applicable, \$1,000 towards the discharge of the Existing Mortgage (as defined below), the re-registration of the new Tru Cooperative Bank mortgage as well as property valuation fees (together, the “Incentives”). The offer excludes mortgage prepayment charges (also known as breakage fees) that may have to be paid.

Eligibility:

To be eligible for this offer, each borrower and each mortgage loan must meet the following eligibility requirements on the effective date:

1. Each borrower must be an individual, and 19 years of age or older.
2. Each borrower must be a member of Tru Cooperative Bank with a chequing or savings account with Tru Cooperative Bank and a primary banking relationship. If there is more than one borrower, the borrowers may have a joint account. If a borrower is not presently a member of Tru Cooperative Bank, the borrower may become a member subject to regular membership requirements.
3. The existing mortgage must be registered on residential property located in Canada in favour of a Canadian financial institution other than Tru Cooperative Bank (the “Existing Mortgage”).
4. The borrower or borrowers must enter into a new mortgage loan with Tru Cooperative Bank (the “New Mortgage”). The New Mortgage must be a closed residential mortgage loan with a term of at least 3 years or greater at a fixed interest rate or a five-year variable rate term. The New Mortgage must either be a first mortgage, or a second mortgage behind a Tru Cooperative Bank first mortgage.
5. The principal amount of the New Mortgage must be not less than \$150,000.
6. Residential mortgages are offered by Tru Cooperative Bank and are subject to our standard lending criteria, additional terms, and other requirements typical for such mortgages.
7. To qualify for a mortgage transfer the Existing Mortgage cannot be increased by more than \$3,000 and the amortization cannot be extended.
8. The following are not eligible: renewals of an existing mortgage; amendments of an existing mortgage; 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 Tru Cooperative Bank before the autorenewal is effective; an advance of additional funds; and mortgages which Tru Cooperative Bank considers to be stated income, equity lending or similar mortgages.

9. The effective date of the New Mortgage must be on or after 21 October 2020.
10. Under a collateral mortgage, a borrower can split the total mortgage loan into sections, each with its own term length and interest rate.
11. New Mortgages sourced through a third-party mortgage broker (a “Broker Mortgage”), will be eligible on a temporary basis. The effective date for the Broker Mortgage must be on or after 11 December 2020. This offer can be withdrawn at any time without any notice.
12. For each property, only one mortgage loan is eligible.
13. \$1,000 will be deposited into the primary chequing account held by the primary applicant at the appropriate division of Tru Cooperative Bank.
14. If the borrower discharges the New Mortgage prior to the end of the term, or if the borrower defaults on the New Mortgage, the borrower must reimburse Tru Cooperative Bank the full value of the Incentives within thirty (30) days of the discharge or default.
15. This offer cannot be combined with any other offer provided by Tru Cooperative Bank, unless the combination is approved in writing by Tru Cooperative Bank.
16. All decisions of Tru Cooperative Bank with respect to the eligibility of borrowers or the interpretation of these terms are final.
17. Tru Cooperative Bank may terminate, withdraw or suspend this offer at any time, and 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.
18. Nothing in these terms shall be construed to obligate Tru Cooperative Bank to approve an application for a mortgage loan or to fund a mortgage loan.