

Properties

PIN	64279 - 0437	LT	Interest/Estate	Fee Simple
Description	PT LT 59 PL 5 STAMFORD AS IN RO117039 ; NIAGARA FALLS			
Address	6529 ST JOHN ST NIAGARA FALLS			
PIN	64279 - 0561	LT	Interest/Estate	Fee Simple
Description	PT LT 59 PL 5, PART 1 ON 59R-16551, STAMFORD, NIAGARA FALLS			
Address	6529 ST JOHN STREET NIAGARA FALLS			

Chargor(s)

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name	NIAGARA PINES DEVELOPMENTS LTD.
Address for Service	6102 Perkins Street, Unit 6B, Niagara Falls, Ontario L2E 5R8

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Chargee(s)**Capacity****Share**

Name	5009984 ONTARIO INC
Address for Service	4025 Dorchester Rd, Suite 312, Niagara Falls, Ontario L2E 7K8

Statements

Schedule: See Schedules

Provisions

Principal	\$1,200,000.00	Currency	CDN
Calculation Period	Annually		
Balance Due Date	2024/01/27		
Interest Rate	12.00 % per annum		
Payments	\$1,000.00		
Interest Adjustment Date	2022 01 27		
Payment Date	27th first day of each month		
First Payment Date	2022 02 27		
Last Payment Date	2024 01 27		
Standard Charge Terms	200033		
Insurance Amount	Full insurable value		
Guarantor	Paul Savoia		

Additional Provisions

DEFAULT INTEREST RATE: It is agreed that annual interest shall be reduced to 1% per annum calculated monthly for the term of this mortgage however should the mortgage at any time be in default, as to monthly interest payments, or tax payments or its term come to maturity and it not be paid out and discharged, the default interest rate shall be 12% per annum from the date of default provided that the Chargor has not rectified the default within 10 days of receiving written notice of the default.

The mortgagor has the privilege of prepaying the whole or any part of the principal sum secured at any time or times without notice or bonus when not in default.

Signed By

Malcolm Kenneth Douglas	501-55 King Street St. Catharines L2R 3H5	acting for Chargor(s)	Signed	2022 01 27
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Tel 905-641-1902

Fax 905-641-1368

I have the authority to sign and register the document on behalf of the Chargor(s).

Submitted By

Douglas, Morningstar & Bonin LLP

501-55 King Street
St. Catharines
L2R 3H5

2022 01 27

Tel 905-641-1902

Fax 905-641-1368

Fees/Taxes/Payment

Statutory Registration Fee \$66.30

Total Paid \$66.30

File Number

Chargor Client File Number : 22007

Schedule of Additional Terms & Fees to Mortgagee

Our current schedule of administration and servicing fees includes the following charges and such a schedule must accompany the mortgage charge.

DEFAULT INTEREST RATE: should the mortgage at any time be in default, technical default or its term come to maturity and it not be paid out and discharged, the default interest rate shall be 12% per annum from the date the funds were advanced.

MISSED PAYMENT FEE: payable for each missed or late installment and for processing each NSF cheque or other returned payment. \$200.00

INSURANCE: payable for dealing with each cancellation, premium payment or other non compliance with regards to insurance requirements. \$200.00

PROPERTY TAX INSTALMENT CONFIRMATION:
Property Taxes are due and payable on the instalment dates.
It is the Mortgagors duty to provide proof of taxes paid within 15 days of the instalment due date. Should the Mortgagor not provide this, a fee is payable for confirming payment of Property Taxes with the City/Town in addition to any out-of-pocket expenses incurred to secure said information. \$200.00

MORTGAGE STATEMENTS: preparation of each statement \$200.00

MORTGAGE DISCHARGE: preparation of documents \$300.00
(Solicitors fees, Disbursements & HST are in extra)

DEFAULT PROCEEDINGS: payable for each action instituted \$2000.00
(Solicitors fees, Disbursements & HST are in extra)

POSSESSION: for attending possession following default \$2000.00
(Solicitors fees, Disbursements & HST and other disbursements such as Sheriff's & Bailiff's fees are extra)

MAINTENANCE: for administering maintenance and security of the property in our Possession. Per Diem \$300.00