



Sutton Mortgages  
C.P. 6003  
Montreal, QC, H3C 3B2  
Telephone 866-778-8866  
Fax 877-721-0328

### Schedule of Non-Interest Charges

Discharge Fee		
	Alberta and Quebec	No Charge
	British Columbia	\$75.00
	All Other Provinces	\$225.00
Assignment Fee/Transfer Out		
	Quebec	No Charge
	Prince Edward Island and Nova Scotia	\$25.00
	Newfoundland and Labrador	\$50.00
	British Columbia	\$75.00
	All Other Provinces	\$225.00
Preparation of Amending Agreement or other Agreement		\$100.00
Preparation of Statement for Information Purposes		\$50.00
Dishonoured cheque/PAC debit fee		\$25.00
Bridge Loan Administration Fee		No Charge
Assumption Fee or Transfer of Title		\$150.00
Cancellation Fee upon sale of the subject property prior to full advance of construction mortgage. This cancellation fee will be charged in addition to any prepayment charge.		
	Newfoundland and Labrador	No Charge
	All Other Provinces	\$3,500.00, or ½ of 1% of the approved mortgage amount, whichever is greater.
Fees will be charged for providing other administrative or clerical services at borrower's Request, including but not limited to:		
Providing copies of documents from the borrower's file per item (e.g. copy of registered charge document (Deed of Loan and Hypothec in Quebec); survey/certificate of location/real property report; electronic (or other) registration letter or confirmation; annual statement, etc.)		\$30.00 + GST /HST
Fee for providing duplicate documents (e.g. discharge, assignment, etc.)		\$100.00
Fees for offsite file retrieval Rush or Regular		\$60.00
Hourly fee for detailed breakdown of payment history or tax account		\$30.00 + GST/ HST
Hourly fee for audit verification (any 12 month period)		\$30.00 + GST/ HST
Fees for other special requests by the borrower for similar services of an administrative or clerical nature will be charged at Sutton Mortgage's current fee then in effect for such service.		

*This Schedule is effective as of time of printing on February 17, 2010. These charges are subject to change at any time without notice.*