**CHARGE/MORTGAGE OF LAND**

# LAND TITLES ACT

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| **(1) Mortgagor(s)** | | | | | | | | | | | | | |
| **(2) Address of Mortgagor(s)** | | | | | | | | | | | | | |
| **(3) How Property Held – Tenancy** | | | | | | | | | | | | | |
| **(4) Mortgagee** Bridgewater Bank | | | | | | | | | | | | | |
| **(5) Address and Postal Code of Mortgagee** Suite 150, 926 - 5th Avenue SW, Calgary, Alberta T2P 0N7 | | | | | | | | | | | | | |
| **(6) Legal Description of Mortgaged Land** | | | | | | | | | | | | | |
| **(7) Principal Amount** $ | | | | | | | | | | | | | |
| **(8) Interest/Estate Charged** Fee Simple | | | | | | | | | | | | | |
| **(9) Payment Provisions**  (a) Principal  Amount $ | | | | | | (b) Interest  Rate       % per annum | | | (c) Calculation  Period Semi-annually not in Advance | | | | |
| Interest  (d) Adjustment  Date | | | M | D | Y | Payment  (e) Date and Monthly  Period | | | First  (f) Payment  Date | M | D | Y | |
| Last  (g) Payment  Date | | |  |  |  | Amount  (h) of Each  Payment $ | | | | | | | |
| Balance  (i) Due Date | | |  |  |  | (j) Insurance Full Replacement Value | | | | | | | |
| **(10) Standard Form Mortgage**  The Mortgagor(s) acknowledges that this charge/mortgage of land consists of the terms contained herein and is subject to the terms contained in the Standard Form Mortgage that was filed with the Registrar under the Land Titles Act as number 142 376 752. The Mortgagor(s) acknowledge that he/she understands the nature of the foregoing statement and that the mortgage consists of the terms set out herein and the terms set out in the Standard Form Mortgage referred to herein. | | | | | | | | | | | | | |
| **(11) Acknowledgments**  The Mortgagor(s) acknowledge  (a) that the Mortgagor(s) understands the nature of the statements set out in box 10 hereof,  (b) that the Mortgagor(s) have been given a copy of the Standard Form Mortgage referred to in box 10 hereof,  (c) that the Mortgagor(s) are the registered owner(s) of the land being mortgaged, and  (d) that the Mortgagor(s) mortgage all of the Mortgagor(s) estate and interest in the lands described in box 6 hereof for the purposes of securing the payment of the principal amount, interest and all other amounts secured by this charge/mortgage.  (e) any Schedules attached hereto form part of this mortgage.  **(f) if this mortgage is a high-ratio mortgage to which ss. 43(4.1) and (4.2) and 44(4.1) and (4.2) of the Law of Property Act apply, you and anyone who, expressly or impliedly, assumes this mortgage from you, could be sued for any obligations under this mortgage if there is a default by you or by a person who assumes this mortgage.** | | | | | | | | | | | | | |
| **(12) Additional Terms**  See Schedule “A” attached hereto. | | | | | | | | | | | | | |
| **(13) Execution**  The Mortgagor has signed this Mortgage on      , 20     . | | | | | | | | | | | | | |
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|  | | Witness  Name:  NAme | | | | |  | Name: | | | | |  |
|  | |  | | | | |  |  | | | | |  |
|  | | Witness  Name: | | | | |  | Name: | | | | |  |
| **(14) DOWER - CONSENT OF SPOUSE**  I,      , being married to the above named      , do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by the Dower Act to the extent necessary to give effect to the said disposition.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | | | | | | | | | | | | |
| **(15) CERTIFICATE OF ACKNOWLEDGEMENT**   1. This document was acknowledged before me by apart from \*her husband/his wife.   2. acknowledged to me that \*she/he:  (a) Is aware of the nature of the disposition;  (b) Is aware that the Dower Act gives her/him a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;  (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her/him by the Dower Act to the extent necessary to give effect to the said disposition;  (d) is executing the document freely and voluntarily without any compulsion on the part of \*her husband/his wife.  DATED at       in the Province of Alberta, this       day of      , 20     .  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  A Commissioner for Oaths in and for the Province of Alberta | | | | | | | | | | | | |

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| **(16) DOWER AFFIDAVIT**  I,       , of       , in the Province of Alberta make oath and say:  1. I am the mortgagor named in the within instrument.  2. I am not married. Neither myself nor my spouse have resided on the within mentioned land at any time since our marriage. I am (or My principal is) married to       being the person who executed the release of dower rights registered in the Land Titles Office on       as instrument number       . | | | | |
| Sworn before me at | | ) | |  |
| in the Province of | | ) | |  |
| Alberta this       day of      , 20     . | | ) | | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  | | ) | |  |
| A Commissioner for Oaths in and for the Province of Alberta | |  | |  |
| **(17) AFFIDAVIT OF EXECUTION**  I,      , of       in the Province of Alberta, make oath and say:  **Please Print Name**  (1) THAT I was personally present and did see       and       named in the within instrument, who is (are) personally known to me to be the person(s) named therein, duly sign and execute the same for the purposes named therein.  (2) THAT the same was executed at       in the Province of Alberta and that I am a subscribing witness thereto.   1. THAT I know the said       and       who is (are) in my belief of the full age of eighteen years. | | | | |
| Sworn before me at | ) | |  | |
| in the Province of | ) | |  | |
| Alberta this       day of      , 20     . | ) | | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |
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| A Commissioner for Oaths in and for the Province of Alberta |  | |  | |