



Mortgage Service Fees (Insured)

Bridgewater Bank charges fees for providing administrative services. Introduction of new mortgage service fees and updates to existing fees are subject to change without notice.

As of January 15, 2020, Bridgewater Bank's fees include, but are not limited to, the following:

Service Fees

What fee is charged for a returned payment?

Returned Payment, e.g. non-sufficient funds (NSF) – \$110

A delayed payment

Delayed payment - \$90

Making additional changes to payment frequency or payment date

Additional changes to Payment Frequency or Payment Date – \$75

One Payment Frequency or Payment Date change is permitted once per year for free.

I need to make changes to my mortgage details/structure (porting, assumptions, second mortgages, refinance or release of borrower)

Change Fee – \$400

A change fee is described as changing either the borrowing structure, mortgage structure or underlying security of the mortgage. Changes are subject to the approval of Bridgewater Bank. Fees are charged regardless if the change is approved or not.

A change fee is applicable on the following:

- Assumptions
- Porting the mortgage to a new property
- Second mortgage
- Refinance
- Addition or release of a borrower from mortgage



I'd like to pay with a cheque this one time

Cheque Processing - \$25

Changing my amortization period

Amortization Changes - \$75

I want an additional copy of my annual mortgage statement

Duplicate copy of Annual Mortgage Statement – \$50

I need additional copies of my documents

Duplicate copies of documentation (e.g. discharge documents, assignments) – \$50

I'd like an additional information statement

Additional Information Statement – \$25

One Information Statement is provided for free, if requested, every three months.

I'd like an additional payout statement

Additional Payout Statement – \$25

One Payout Statement is provided for free, if requested, every three months.

I need a copy of my amortization schedule

Amortization Schedule – \$25

Breakdown of payment history

Payment History Breakdown – \$25

I'd like to review my records

Records Research – \$75

This fee is charged for researching and reviewing a customer file (e.g. reviewing past transactions).

Send documents I request via courier

Courier fees - \$15



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How much does discharging my mortgage cost?

Full/Partial Discharge Fee:

Full/Partial Discharge Fee:

Alberta	\$0
British Columbia	\$75
Manitoba	\$100
All other provinces	\$400

Transferring my mortgage

Mortgage Assignment/Transfer Fee:

Prince Edward Island	\$25
Nova Scotia	\$25
Newfoundland & Labrador	\$50
All other provinces	\$400

I didn't provide my property tax status

Property Tax Search Fee – \$100

This fee is charged for investigation of property tax status if not received directly by customer.

Automatic (compulsory) property insurance

Property Insurance Administration – \$500 per quarter

This fee is incurred when property insurance lapses and Bridgewater Bank is required to place property insurance on the mortgaged property to protect the asset.



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Inspections and appraisals

Property Inspection/Property Appraisal – \$300 to \$500

This fee is charged when inspection or appraisal is required and reflects the actual cost of visit.

Cost to manage arrears

Arrears Processing Fee:

Below \$1,000	\$50
Above \$1,000	\$150 or 10% of arrears, whichever is greater

This fee is incurred due to arrears management including condo fees, property tax arrears and utilities arrears.

The cost of reinstating my mortgage once legal enforcement has started

Legal Administration or Mortgage Reinstatement – \$500

This fee is charged each time a mortgage is reinstated from a legal status.

Bankruptcy or consumer proposal

Bankruptcy or Consumer Proposal document completion – \$60

This fee is charged for filling out bankruptcy or consumer proposal documents.

[Prepayment charges](#) also apply to mortgages when making payments in excess of available prepayment privileges or paying out a closed mortgage prior to maturity.

Refer to your most recent disclosure statement or renewal agreement for more information about fees and charges which apply to you.

If you have questions or would like more information, please contact one of our [customer experience specialists](#). They will be happy to help.