

| Invis Variable Rate Mortgages (As of July 16th, 2008) Page 1 | | | | | | | | | | | | | | |
|--|-----------------|-------------|-------------|---------------------|--------------|----------------|-----------------------|---------------|-------------------|--------------------|------------------|-----------------|--------------------|-------------------|
| | ING | HSBC | HSBC | Maple Trust | MCAP | MCAP | MCAP | Macquarie | National Bnk | Scotia | Scotia | Scotia | Scotia | TD Bank |
| | <i>The Edge</i> | <i>Open</i> | | | Basic | M-Power | <i>Select</i> | | <i>Smart Mort</i> | <i>Flex Value</i> | <i>STEP</i> | <i>Ultimate</i> | <i>Flex Value</i> | <i>Closed VRM</i> |
| | | | | See options | | | 6 rate options | | | see options | <i>OPEN</i> | rate cap | Cashback | see notes |
| Cash-Back | | | | under Scotia | | | available | | | | See notes | | 1% cashback | ***** |
| Initial Rate | p-.65% | Prime | P-.25% | p-.50% | p-.60% | p-.60% | p-2.51 | p-.50% | p-.50% | p-.50% | p-.50% | p-.25% | prime | p-.45% |
| Initial Rate - # of months | n/a | 3 years | 5 years | 5 yrs | 5 yrs | 5 yrs | 3 months | 5 yrs | 5 yr | 5 yrs | 5 yrs | 3 yrs | 3 yrs | 5 yr |
| Initial Payment Based On | n/a | Prime | p-.25% | 3 yr posted | p-.60% | p-.60% | teaser | p-.50% | 5 yr posted | p-.50% | p-.50% | 3 yr posted | 3 yr posted | p-.45% |
| Rate - Balance of Term | p-.65% | Prime | P-.25% | p-.50% | p-.60% | p-.60% | P -.40% | p-.50% | p-.50% | p-.50% | p-.50% | p-.25% | prime | p-.45% |
| Term | 5 yr | 3 years | 5 years | 5 yrs | 5 yrs | 5 yrs | 5 yr | 5 yrs | 5 yr | 5yrs | 5 yrs | 3 yr. | 3 yr | 5 yr |
| Rate - Renewed | 3 months | monthly | monthly | monthly | quarterly | with Prime | monthly | monthly | monthly | monthly | semi ann | monthly | monthly | monthly |
| Payment amount based on | p-.65% | Prime | P-.25% | p-.50% | p-.60% | p-.60% | P-.40% | p-.50% | 5 yr posted | p-.50% | p-.50% | 3 yr posted | 3 yr posted | p-.45% |
| Maximun Insured | 95% | 95% | 95% | 95% | 95% | 95% | 95% | 95% | 95% | 95% | 100% | 95% | 95% | 95% |
| Max conventional | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| CMHC Surcharge | no | yes | yes | no | no | no | no | no | no | no | no | no | no | yes |
| Compounding | semi-ann | monthly | monthly | semi-ann | semi-ann | semi-ann | semi-ann | monthly | semi-ann | semi-ann | semi ann | monthly | monthly | monthly |
| Negative Amortization | no | no | no | no | no | no | no | yes | no | no | no | no | no | Yes |
| Qualifying Rate | 3yr posted | 3 yr posted | 3 yr posted | 3yr posted | 3yr disc | 3yr disc | 3yr disc | 3 yr posted | 5 yr posted | 3 yr posted | 3 yr posted | 3 yr posted | 3 yr posted | 3yr posted |
| Payment Options | w,bw,sm,m | w,bw,m | w,bw,m | w,bw,m | w,bw,m | w,bw,m | W,Bw,M | | W, Bw, M | m,w,bw,sm | m,w,bw,sm | w,bw,m,sm | w,bw,m,sm | monthly |
| Annual Prepayment | 25% | 100% | 20% | 15% | 20% | 20% | 20% | 20% | 10% +Double | 15+15% | open | 15% | 15% | 15% |
| Prepayment Option | 25% | Open | 20% | 15% | 20% | 20% | 20% | 20% | 100% | 15% | open | 15% | 15% | double up |
| Payout Interest Penalty | 3 months | <i>Open</i> | 3 mths | 3months | 3 months | 3 months | 2 months | 3 months | 3 months | 3 months | open | 3 mip of Cap | 3 mip of Cap | 3 months |
| Fully Open After | 5 yrs | Open | 3 yrs | 5 yrs | 5 yrs | 5 yrs | 3 yr | 5 yrs | 5 years | 5 yrs | open | n/a | n/a | 5 yr |
| Convertible to a fixed term | yes | yes | Rem of term | yes | yes | yes | Yes | yes | Yes | rem of term | yes | yes | yes | rem of 5yrs |
| Conversion Rate | disc | negotiated | negotiated | disc | disc | disc | disc | disc | negotiated | 1% off | negotiated | negotiated | negotiated | negotiated |
| Rate Hold Period | n/a | n/a | n/a | n/a | no | No | no | n/a | 120 days | no | no | 120 days% | 120 day% | n/a |
| Property - Rental | no | yes | yes | no | no | no | yes | yes at p-.45% | - | yes | yes | yes | yes | Yes ADD1/4% |
| Switch, Refinance | yes | yes | yes | no | yes | yes | Yes | no | Yes | yes | no | yes | yes | Yes |
| Rate Cap | no | no | no | no | no | no | no | no | no | no | no | 3 yr posted | 3 yr posted | no |
| Max Amortization | 40 | 25 | 30 | 35 | 40 | 40 | 40 | 35 | 25 | 35 | 40 | 35 | 35 | 35 |