

LANYARD INSURANCE REQUIREMENTS

SINGLE FAMILY RESIDENCES

It is understood and agreed that the insurance requirements contained herein are in addition to, and not in substitution for, any specific insurance requirements contained in any loan document, are a minimum guide and, although they must be adhered to throughout the duration of the loan, they in no way represent the Lender's opinion or advice as to the full scope of insurance coverage a prudent Borrower would arrange to adequately protect its interest.

If the Borrower fails to take out or to keep in force or provide the Lender with evidence of such minimum insurance as is required hereunder, then the Lender may, but shall not be obligated to, take out and keep in force such insurance for the benefit of the Lender, at the immediate sole cost and expense of the Borrower.

A - GENERAL CONDITIONS:

1. All insurance policies shall be in a form and with insurers reasonably acceptable to the Lender. Deductibles, where used, will be allowed only as they may be reasonably acceptable to the Lender.
2. The Borrower will:
 - a. prior to the funding of the loan,
 - b. as otherwise required in the loan documents,
 - c. as provided for in these insurance requirements, and
 - d. as requested by the Lender from time to time,provide the Lender with satisfactory evidence that the required insurance coverage is in place.
3. The Lender retains the right to update and change these Insurance Requirements at any time during the term of the mortgage agreement.
4. The Borrower shall be a Named Insured on all policies.
5. All losses will be payable to the Lender as First Mortgagee and the policies will include an Insurance Bureau of Canada Standard Mortgage Clause.

If there is currently a first mortgage on the Property, then the policies will show losses payable to the Lender as Mortgagee as their interest may appear, until the insurer has received a release of interest from the prior lender at which time the policies will be endorsed to show losses payable to the Lender as First Mortgagee.

6. The Borrower shall provide the Lender evidence of renewal of the above policies and certificates at least thirty (30) days prior to their respective expiry.
7. In the event the Borrower intends to change insurance carrier(s) and/or the terms of insurance coverage subsequent to the funding of the Loan, the Borrower agrees to first provide replacement certificates of insurance to the Lender confirming that the proposed coverage meets the provisions of these Insurance Requirements.

B - PROPERTY INSURANCE:

The Borrower will insure and keep insured the improvements and all insurable property forming part of the Property, in an amount not less than the Replacement Cost thereof:

1. On a Comprehensive Form/All Risk basis, including:
 - a. Earthquake,
 - b. Flood,
 - c. By Laws, and
 - d. Sewer Backup.
2. Coverage is to be subject to a Replacement Cost Endorsement.

C - LIABILITY INSURANCE:

The Borrower will maintain Personal Liability Insurance in an amount of not less than \$2,000,000.

(rev 1/2023)