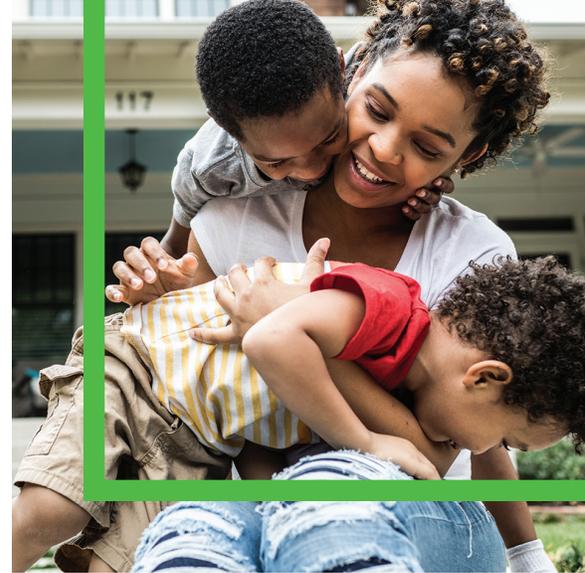




Here's what happens after your TD Product is approved.



Here are the next steps once your TD Mortgage or TD Home Equity FlexLine has been approved:

1. Signing the Credit Agreement

You will need to sign the Mortgage Loan Agreement (MLA) or TD Home Equity FlexLine Agreement (FLA). The MLA or FLA outlines the credit terms.

Note: If you have a TD Home Equity FlexLine with a Term Portion, you will also need to sign the Term Portion Amending Agreement (TPAA) which contains the credit terms for a Term Portion.

2. Signing the collateral charge

Once the MLA or FLA is signed by all the required borrowers (and on TD Mortgages, the guarantee is signed by the guarantors, if applicable), you will sign the collateral charge. The collateral charge is the security that you grant us in exchange for us lending to you. It is registered against the title of the real estate property.

You may have decided to have your collateral charge registered for more than the approved amount (up to 125% of the current property value). If you are using a legal representative to register your new collateral charge, it is important that you discuss any additional associated costs and/or fees prior to funding that may occur because of the higher registration amount. If you then choose to reduce the registered amount of the collateral charge, please make sure to tell us.

3. You'll notice that the interest rate for the TD Product is different from the interest rate on the collateral charge.

The MLA or FLA sets out the specific credit terms. The collateral charge provides the security and is registered at TD Prime Rate + 10% (except Quebec where registration occurs at 20%). This is the maximum rate of interest for which TD is secured. No changes to this interest rate are permitted. This rate can give you greater flexibility and potential cost savings in the future.

You can only be charged interest based on the interest rate in the MLA or FLA.

Having a collateral charge can be useful if you ever want to change your TD Product. For example, if you have registered the collateral charge for a higher amount than your current MLA or FLA, then if you want to borrow a higher amount in the future, you may be able to reuse the existing collateral charge, subject to credit approval and property valuation. If you are able to reuse the collateral charge, as mentioned above, you will not need to pay for a discharge and registration of a new collateral charge. For more information about your collateral charge, please reach out to your Mortgage Broker.

For more information, contact your Mortgage Broker.

Ready to help you move forward

