

Concentra provides flexible options for residential mortgages and maintains market competitive servicing fees. The following fee schedule is effective March 31, 2020.

Discharge of Mortgage – When you pay off your mortgage, Concentra will send a registerable discharge document to you or to your solicitor’s attention. The fees for preparation and execution are:

Residential (excluding AB, BC, MB and QC).....	\$380
Residential (British Columbia).....	\$75
Residential (Manitoba).....	\$125
Residential (AB and QC).....	\$00
Partial Release of Security.....	\$250
Duplicate Discharge Documents (ON and QC).....	\$25
Duplicate Discharge Documents all provinces excluding Ontario and QC.....	\$100
Government Charge for Discharge (ON).....	\$75.63
Government Charge for Discharge (MB).....	\$104

Transfer/Assignment Fee – When you transfer/assign your mortgage to another financial institution, the following fees will be charged to prepare and execute the registerable documents:

Quebec.....	\$00
Nova Scotia and Prince Edward Island.....	\$25
Newfoundland and Labrador.....	\$50
All Other Provinces.....	\$380
Government Charge for Transfer (NB).....	\$85

Mid Term Loan Payment Change – Changing the payment amount, date or payment frequency

Payment Change.....	\$90
Holding/Delaying a payment.....	\$90

Payment Skips and Misses – A feature of Concentra mortgages is the ability to skip or miss a payment. You may qualify to skip or miss a mortgage payment. The following fees are applicable:

Single Payments.....	\$90
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Release of Covenant – Upon approval, Concentra will release a mortgagor or guarantor from your mortgage. The administration fee for releasing a mortgagor or guarantor is:

Release of Covenant.....	\$350
Qualified Assumptions.....	\$450
Non-qualified Assumptions.....	\$1,000

Payments – When a mortgage payment has not been honoured by your financial institution and is returned to Concentra, the following fees are applicable:

Returned Basic Residential Program.....	\$105
Returned Vision and Equity Programs.....	\$105

Legal Actions – When a mortgage is in default or bankruptcy declared, the following fees are applicable:

Default Administration.....	\$250
Bankruptcy Administration/Consumer Proposal Administration.....	\$250
Payment of Condo Arrears.....	\$150+

Renewals – At the end of your mortgage term, Concentra may offer a renewal of your mortgage. You may also want to take advantage of renewing your mortgage early. The following fees may apply:

Renewal	No Charge
Early Renewals	\$75
PPSA	\$25+ provincial registration fee(s)

Statements – Annual mortgage statements are provided free of charge. A fee may be charged for the following statement requests:

Duplicate Annual Statement (reprints for 2017 and previous years).....	\$75
Information Statement.....	\$25
Repayment History	\$25/hr

Taxes – Fees associated with Property taxes payments

Payment of Tax Arrears	\$150+
Payment of Utility Arrears/School Taxes if separate from Municipality	
Under \$50	\$0
\$50 - \$499	\$50
Greater than \$500.....	10% of arrears paid will be charged
Tax Account Statement Breakdown	\$75/hr
Tax Municipality Registration Fees.....	Varies
Tax Cancellation Fee	\$75

Miscellaneous

Courier Fees	\$15
Appraisal Fees.....	\$250-\$350
Lapse in Impairment Insurance	\$375/3 months
Port/Refinance/Replacement Mortgage	Determined by Underwriter
Records Research Fee	\$75
Amortization Schedule	\$25
Cheque Processing Fee.....	\$25
Bridge Loan Processing Fee.....	\$0
Enrollment Fee.....	\$100