



No one should gamble with their home

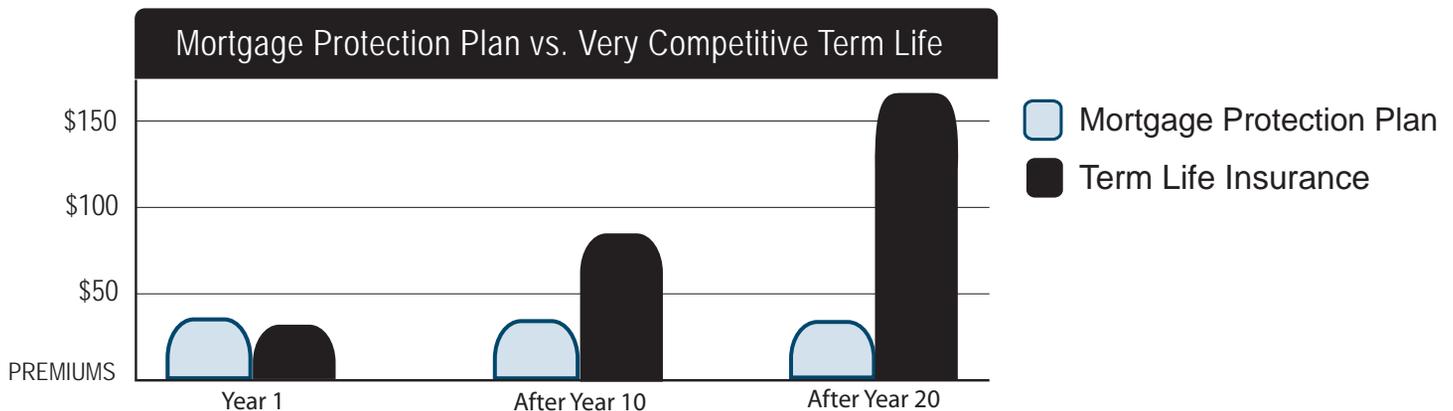
Don't leave your family unprotected

Your home is not only your largest single investment, but it is also where you have chosen to raise your family. **If your mortgage is not protected, you risk losing everything** you have worked so hard for. The simple truth is that illness or death can happen to anyone of any age at any time. In fact:

- 44% of Mortgage Protection Plan claims have been made in the first 2 years of the mortgage (Source: over 10 years of MPP claims data).
- 11.4% of working age Canadians suffer from some form of disability with 43% of those disabilities severe or very severe (Source: Statistics Canada: 89-579).

With today's high cost of living, taxes, and mortgage payments, it's more difficult to save than ever before. An unexpected death or illness can be financially devastating for your family. Mortgage Protection Plan was created as an affordable, simple and convenient solution. It allows you to protect your investment right away, at the same time you arrange for your mortgage. **There is no reason to gamble** – you can insure your mortgage now and you can cancel at any time. We'll even refund all your premiums if you find a better solution within our 60-day guarantee period (or even if you just change your mind).

The Mortgage Protection Plan was also designed to be more affordable than you think. In fact, a typical couple can save thousands of dollars, compared with buying a term life insurance policy. Unlike term life products, Mortgage Protection Plan premiums do not increase automatically as you get older.



In this case, the term life option is slightly less expensive at first. However, over the life of a 25- or 30-year mortgage, the term life option would be almost three times more expensive than Mortgage Protection Plan. Not only would you save over 60% of your money, but you won't pay for more protection than you need. Mortgage Protection Plan coverage is designed to match the balance of your mortgage as it declines.

Others say no, but we say **YES**

Some companies only want to protect your mortgage if you satisfy certain health requirements, but we truly believe that **every** mortgage should be protected. That's why we never decline a life insurance application. Not only that, but your protection starts the minute you sign your application, regardless of your health or the size of your mortgage (as long as it is less than \$1 million). You just have to pay the first premium when it is due.

Your good health still matters to us. Saying "Yes" to everyone doesn't mean that we don't take your health into account. If you have some health problems, you may pay a little more, or your coverage may have some extra exclusions. For example, it's possible that your life insurance may only provide protection against accidental death.

According to Statistics Canada, accidents are the fifth most common cause of death, and about 25 Canadians die from an accident each and every day of the year. This means that coverage for accidents can play an important part in protecting your home and your family.

Before adjusting your premium or your coverage, we will discuss it with you over the phone within a few days of receiving your application. We will tell you right then and there what's going to happen next, and we will never make you fill out any long or complicated forms.

Compare Benefits	Typical Term Life Insurance	Typical Lender Creditor Life Insurance	Mortgage Protection Plan
Pay Off Mortgage?	Yes	Yes	Yes
Covers Prepayment Penalties and Discharge Fees?	No	Yes	Yes
Covers Mortgage Payments while Adjudicating the Claim?	No	No	Yes
Independent of Lender?	Yes	No	Yes
Coverage Declines to Match Risk?	No	Yes	Yes
Total Disability Option?	No	Not usually	Yes
60 Day Money-back Guarantee?	No	No	Yes
Offers Some Form of Protection to Everyone?	No	No	Yes
Coverage Always Starts Immediately?	No	No	Yes

About Us

Mortgage Protection Plan (the "Plan") is an insurance program designed to provide life and disability protection to the clients of mortgage brokers. The Plan is underwritten by The Manufacturers Life Insurance Company (the "Insurer") and administered and managed by Benesure Canada Inc. and its appointed agents (collectively these parties are called "MPP").



Role of Your Mortgage Broker

Coverage under the Plan is optional. Your Mortgage Broker's role is to have you complete the pre-printed MPP form ("Application"). If you require advice or additional information concerning the Application, please contact MPP; and for other insurance advice please consult a licensed life insurance agent of your choice.

Privacy & Confidentiality Notice

When you sign an Application, you agree to the conditions described in this Notice and you authorize your Mortgage Broker to provide us with your Mortgage Information. Mortgage Information means details about you and your mortgage that we reasonably require to administer your application and the coverage we issue to you. This may include information that is not printed on your Application. MPP may collect, use, retain and disclose your Mortgage Information and any other personal information solely for the following purposes:

- to assess your Application, to administer your insurance coverage including any claims you may make, and for statistical analysis;
- to collect premiums when they are due; and
- to communicate with you regarding your insurance or related financial services available from MPP, its affiliates or marketing partners.

You acknowledge that, if you do not agree that your Mortgage Information may be used for these purposes, then it may not be possible to accept your Application. MPP is responsible for the security of all the information we have about you, and we will retain it only in the manner permitted by law. You may review any such information and make any corrections by contacting MPP. MPP may outsource information storage and processing services to a third-party service provider.

Please Check Your Coverage

Upon receipt of your Application, MPP will send you a Certificate of Insurance. The Certificate of Insurance sets out the terms of your insurance coverage, and may include a Notice of Conditional Coverage. We encourage you to read this document carefully. If you have any questions please contact MPP.

Canada's #1 Choice in Independent Mortgage Protection

	Life Insurance	Total Disability Insurance
Coverage Starts	<p>Immediately - regardless of your health or the size of your mortgage (as long as it is less than \$1 million). We do offer the option to delay coverage until the mortgage funding date, but bear in mind that you may already be committed to completing the house purchase, in which case you need protection now.</p> <p>Your initial Certificate of Insurance may include a Conditional Notice of Approval, which means we may change your premium or some aspects of your coverage, based on your health. However, we will talk to you about this on the phone first. You must pay the first premium when due for coverage to take effect.</p> <p>Please remember that the start of coverage is always based on the answers to your Medical Questions and any other health information you provide to us. If that information is materially inaccurate or incomplete, we may be entitled to revoke coverage later on. If that happens, it will be the same as if you were never insured, and you cannot make a claim for any reason.</p>	
Coverage Ends	<ul style="list-style-type: none"> • Earliest of 70th birthday, date the mortgage is paid off, or date you stop paying premiums 	<ul style="list-style-type: none"> • Earliest of 65th birthday, date the mortgage is paid off, or date you stop paying premiums
Protection	<ul style="list-style-type: none"> • In the event of death. • Where an applicant is not in good health when they apply, we may exclude any cause of death except an accident. Check the most-recent Notice Page of your Certificate of Insurance to see if this applies to you. 	<ul style="list-style-type: none"> • A sickness or accident results in your being unable to perform the main duties of your full-time job or if you do not have a full-time job, unable to perform at least two essential daily life activities.
Eligibility	<p>All Canadian residents who are between the ages of 18 and 65 years old, including borrowers, co-borrowers and guarantors.</p> <ul style="list-style-type: none"> • We offer some form of protection to everyone who applies for life insurance, regardless of their health or medical history. • An application may be declined if serious health problems exist. 	
Benefits	<ul style="list-style-type: none"> • Outstanding balance* of your mortgage as at the date of your death, and • Bridge Benefits to cover mortgage payments while we are adjudicating your claim, and • Pre-payment penalties or discharge expenses <p>* Some conditions apply if you have a mortgage where the outstanding balance is not declining every month (such as an interest-only mortgage or a line of credit); or if you increase your mortgage balance or extend your mortgage amortization period without applying for an increase in coverage.</p>	<ul style="list-style-type: none"> • Your share of your actual mortgage payment,* no matter how much your payment may increase due to interest rate changes • If two borrowers are covered, then each borrower's share is 50% • If you are the only borrower who is covered for disability then your share is 100% • Optional protection for your property taxes too
Limitations	<ul style="list-style-type: none"> • 105% of the Initial Mortgage Balance • Maximum of all benefits for any one person is \$1,000,000 	<ul style="list-style-type: none"> • Maximum benefit period of 12 months • Maximum of all benefits for any one person is \$10,000 per month
When Benefits are Paid	<p>Once we receive a completed claim form, we pay future mortgage payments on your behalf until we finish adjudicating the claim and so long as the claimant continues to cooperate with us. We call this our Bridge Benefit and it is unmatched in the industry. Once we approve the claim we pay the remaining balance.</p>	<p>Benefits begin 60 days following your valid disability and will continue until the first mortgage payment after your recovery (so you get a "bonus" payment after your recovery). Timing of actual payment is subject to our completing the adjudication of the claim.</p>
Exclusions	<p>Medical conditions resulting from sustained alcohol abuse, or from the use of any drug that is not in strict accordance with a prescription from your doctor; suicide or attempted suicide or self-inflicted injury, while sane or insane (first two years only); participating in any of the following high risk activities: operating an aircraft, sky-diving, parachuting, hang gliding, scuba diving, or committing or attempting to commit or provoking a criminal offence or assault; operation of a motorized vehicle or vessel when the concentration of alcohol in your blood exceeds 80 milligrams of alcohol in 100 milliliters of blood; war, whether declared or not, or any act of war or insurrection; or any other cause, circumstances or condition listed as an Additional Exclusion on Your Notice Page.</p>	<p>Same as for Life Insurance, plus: pregnancy or childbirth (with the exception of any complications thereof), abortion or miscarriage; cosmetic or elective surgery; or a Pre-Existing Condition which results in your Total Disability at any time during the first year of coverage. Pre-Existing Condition means any medical condition about which you consulted a physician or for which you received treatment in the twelve months prior to the start of your coverage.</p>



Call: 1 (866) 677-4366

E-mail: help@mortgageprotectionplan.ca

Fax: 1 (866) 677-4329

Or write to us at: Mortgage Protection Plan, P.O. Box 987
50 Charles Street E. Toronto, ON, M4Y 2N9

Certificate of Insurance



The Terms and Conditions of this Certificate are to be read together with the definitions and other information set out on Your most-recently issued Coverage Summary and Notice Pages, as well as the Definitions found on the following pages.

Terms and Conditions

Coverage and Premiums

The Coverage Period begins on the Coverage Start Date and ends in accordance with the Termination section of this Certificate. Premiums are due and payable on the first day of each month following the Coverage Start Date. We will automatically collect Monthly Premiums from the Canadian bank or credit card account that You choose, provided it is acceptable to Us.

Your Monthly Premium will not change unless We change the premium rates for everyone insured by the Mortgage Protection Plan who has a similar risk profile. You will receive at least 30 days' advance written notice of any change to Your Monthly Premium.

60-Day Money Back Guarantee

Any premium You pay will be refunded if You terminate coverage (as shown in the Termination section) within 60 days of the Coverage Start Date.

Life Insurance Benefit

If Your Coverage includes Life Insurance then, upon receipt of Proof of Your death which occurred during the Coverage Period, We will pay to the Lender:

- Your Share of Your Mortgage Balance as at the date of Your death; PLUS
 - any interest on Your Share of Your Mortgage Balance, accruing from the date of Your death to the date on which we are notified of a claim (the "Notice Date"), subject to a maximum of six months' worth of interest; PLUS
 - any interest on Your Share of Your Mortgage Balance, accruing from the Notice Date to the date of which a Life Insurance Benefit is paid; PLUS
 - reasonable and customary charges by the Lender or government authorities to discharge or pre-pay the Mortgage, not exceeding 5% of Your Share of the Mortgage Balance; LESS
 - the total Life Insurance Bridge Benefit already paid;
- subject to the limitations and exclusions contained in this Certificate.

Life Insurance Bridge Benefit

As soon as we receive your completed Life Insurance claim form, along with any supporting documentation requested in that form (the "Claim Date"), we will start to pay the Life Insurance Bridge Benefit to Your Lender on the Mortgage Payment Dates.

The Life Insurance Bridge Benefit consists of all the payments in connection with Your Mortgage that are due to the Lender between the Claim Date and the date on which we make a final decision about your Life Insurance claim. However, we will pay these benefits no more often than monthly.

Payment of the Life Insurance Bridge Benefit is not conditional; it is payable regardless of whether or not we ultimately pay or deny the claim. Similarly, payment of the Life Insurance Bridge Benefit does not constitute an admission of liability to pay a claim if such claim is not payable in accordance with the terms of this Certificate.

If there has been a Significant Mortgage Change since your Coverage Start Date, we reserve the right to reduce the Life Insurance Bridge Benefit proportionally, based on the difference between your Mortgage Balance (as defined herein) and the amount you actually owe on Your Mortgage.

Total Disability Insurance Benefit

If Your Coverage includes Total Disability Insurance, then upon receipt of Proof of Your Total Disability which began during the Coverage Period and continued throughout the Qualification Period, We will waive Your Monthly Premiums during the Benefit Period and:

- pay to the Lender Your Share of Your Insured Mortgage Payment; and
- pay to the Lender (or to You, if the Lender does not pay property taxes for You) Your Share of the **Property Tax Protection Benefit**;

for each Mortgage Payment Date which occurs during the Benefit Period, and subject to the limitations and exclusions contained in this Certificate.

Property Tax Protection Benefit is a monthly amount equal 1/12th of Your annual property taxes, as stated in the Mortgage Information We received from Your mortgage broker. Please check your Coverage Summary Page to see whether or not you have purchased this optional upgrade to your Total Disability coverage.

If a Total Disability:

- (a) recurs within 30 days of the end of a Benefit Period, and
 - (b) arises from the same or a related injury or illness,
- then that Total Disability shall be deemed a continuation of the previous Total Disability. Therefore no new Qualification Period is required, and the Benefit Period for the claim will include both the original and subsequent periods of Total Disability.

Materially Inaccurate Answers to Medical Questions will Void Coverage

Within two years from the Coverage Start Date, and thereafter only in the event of fraud, We have the right to void any of Your Coverage(s) if You provided a Materially Inaccurate Answer to a Medical Question. A Materially Inaccurate Answer means an answer which, as of the date it is given, misrepresents or incorrectly reports any fact about You, Your health, or Your smoking activities which We determine would have been material to the decision to either:

- (a) issue the coverage for which You applied; or
- (b) provide such coverage for the Monthly Premiums shown on the Coverage Summary Page.

Misstatement of Age

If Your age has been misstated and You were still an Eligible Applicant as at the Coverage Start Date, any benefits payable to You under this Certificate will be adjusted in such proportion as the premium collected bears to the premium that should have been collected.



If Your age has been misstated and You were not an Eligible Applicant as at the Coverage Start Date, then no benefits are payable under this Certificate and this Certificate will be rescinded and We will return to You any premiums which You have paid to Us.

Exclusions

No benefits will be paid for any death or Total Disability that results from any of the following:

- medical conditions resulting from sustained alcohol abuse; or from the use of any drug that is not in strict accordance with a prescription given to You by a Physician;
- suicide or attempted suicide or self-inflicted injury, while sane or insane, prior to the second anniversary of the Coverage Start Date;
- participating in any of the following high risk activities: operating an aircraft, sky-diving, parachuting, hang gliding, scuba diving, or committing or attempting to commit or provoking a criminal offence or assault;
- operation of a motorized vehicle or vessel when the concentration of alcohol in Your blood exceeds 80 milligrams of alcohol in 100 milliliters of blood;
- war, whether declared or not, or any act of war or insurrection; or
- any other cause, circumstances or condition listed as an Additional Exclusion on Your Notice Page.

Exclusions Only Applicable to Total Disability Insurance

In addition to the above, no benefits will be paid for any Total Disability which results from any of the following:

- a Pre-Existing Condition which results in Your Total Disability at any time before the first anniversary of the Coverage Start Date;
- pregnancy or childbirth (with the exception of any complications thereof) abortion or miscarriage; or
- cosmetic or elective surgery.

Benefit Limitations

1. The total amount we will pay with respect to a Total Disability Insurance Benefit shall not exceed \$10,000 per month for any one person (regardless of the number of Mortgage Protection Plan Certificates he or she may have).
2. The total amount we will pay with respect to a Life Insurance Benefit shall not exceed \$1,000,000 in respect of the death of any one person (regardless of the number of Mortgage Protection Plan Certificates he or she may have).
3. If more than one person is insured in respect of Your Mortgage, and two or more die or are Totally Disabled at the same time, the total Share of Benefit for all such persons shall never exceed 100%. The Share of Benefit for each person is shown as "Your Share of Benefit" on Your Coverage Summary Page.
4. If any other insurance policy provides a benefit payment towards Your Mortgage, the other policy shall be the first payor. If the other policy also has a provision naming it as second payor, benefits will be pro-rated between this Certificate and the other policy. If we reduce the benefit payable because of this paragraph #4, the premiums that were due to Us will be reduced in the same proportion and the amount You have over-paid will be added to the benefit amount.

Termination of Insurance

For each Insured Person, Your insurance under this Certificate will terminate on the earliest of the following dates:

- the date Your Monthly Premiums are 31 days in arrears;
- the date We receive Your request that Your insurance be terminated;
- the date a Life Insurance Benefit becomes payable under this Certificate;
- the end of the Initial Amortization Period;
- the date on which You no longer have a Mortgage;
- in respect of Life Insurance, the date on which You turn 70 years of age;
- in respect of Total Disability Insurance, the date on which You turn 65 years of age.

Currency and Place of Payment

All payments made to or by Us shall be made in the lawful currency of Canada. We shall make any payment at the office of the Lender which customarily collects Your Mortgage payments, or elsewhere if We consent.

Governing Law

The contract shall be subject to the laws of the Province shown in the Property Address.

Non-Participating

Any insurance policy issued under the Mortgage Protection Plan is not eligible to share in the divisible surplus of the Insurer.

Definitions

In addition to the terms defined on your Coverage Summary Page, and on Your Submitted Application, the following Definitions apply to the Terms and Conditions of this Certificate. The masculine pronoun includes the feminine unless the context indicates otherwise.

Activities of Daily Living means eating, getting out of bed, dressing, toileting and walking.

Arm's Length has the same meaning as under the Income Tax Act (Canada).

Benefit Period means, for each incidence of a Total Disability, the period of time that starts on the first Mortgage Payment Date that occurs after the end of your Qualification Period, and ends immediately after:

- The end of the Maximum Benefit Period for Total Disability;
- The Mortgage Payment Date immediately following the date on which you cease to be Totally Disabled or you engage in any occupation or employment for wage or profit; OR
- The date You fail to provide Proof of continuing Total Disability within the timeframe specified by Us; whichever occurs first.

If you are a Seasonally Employed Insured, the Benefit Period does not include any period of normal seasonal layoff.



Eligible Applicant means a Canadian resident (but not a firm or corporation) who:

- applies for a mortgage, either as a borrower, co-borrower or guarantor, using the services of a mortgage broker who offers Mortgage Protection Plan coverage; and
- is at least 18 and not yet 65 years of age at the Coverage Start Date.

Employed Insured means an Insured Person who, immediately prior to the onset of Total Disability, was actively working for wages or profit at least 20 hours per week and was scheduled to work at least 40 weeks per year.

Insured Mortgage Payment

If You have a **Traditional Mortgage**:

- and no Significant Mortgage Change has occurred since Your most-recent Coverage Start Date, Insured Mortgage Payment means your actual Mortgage repayment obligation, consisting of the required principal repayment and interest only; otherwise
- Insured Mortgage Payment means a monthly mortgage payment we will calculate based on a standard amortization table, Your Initial Mortgage Balance, Initial Amortization Period and Your actual Mortgage interest rate as at the onset of Total Disability.

If You have a **Non-Traditional Mortgage**, Insured Mortgage Payment means the Initial Mortgage Payment.

If We are unable to calculate the Insured Mortgage Payment due to “unknown” values (these will be shown on Your Coverage Summary Page), then the Insured Mortgage Payment will be a monthly mortgage payment that We calculate based on a standard amortization table, your Initial Mortgage Balance, an amortization period of 25 years, and an annual interest rate of 7%.

Insured Person means an Eligible Applicant who is named on the Coverage Summary Page and who continues to pay Monthly Premiums when due and whose coverage has not terminated in accordance with the terms of this Certificate.

Insurer means The Manufacturers Life Insurance Company (2 Queen Street East, P.O. Box 4213, Stn. A, Toronto, Ontario M5W 5M3).

Lender means the initial Lender and any subsequent holder of Your Mortgage.

Medical Question means any question shown in the “Medical Questions” section of the Submitted Application and/or any subsequent questions concerning your health or activities which We may ask you in the course of reviewing Your Submitted Application.

Mortgage Balance

If You have a **Traditional Mortgage**, and no Significant Mortgage Change has occurred since Your most recent Coverage Start Date, Mortgage Balance means the actual outstanding balance of Your Mortgage (excluding property taxes or other amounts owing to the Lender that are not specified in Your Mortgage).

In all other cases, Mortgage Balance means the outstanding balance we calculate in accordance with a standard amortization table using the Initial Mortgage Balance, the Initial Amortization Period and the Initial Interest Rate. If there is no Initial Amortization Period shown on your Coverage Summary Page, we will apply an amortization period of 25 years. If there is no Initial Interest Rate shown on your Coverage Summary Page, we will apply an annual interest rate of 7%.

Mortgage Information means information concerning You and Your Mortgage which is reasonably required by Us to underwrite and administer Your Coverage and which has been provided to Us

in accordance with Your written authorization.

Mortgage Payment Date means the date on which You normally make mortgage payments in respect of Your Mortgage, but never more than one date per month.

Non-Traditional Mortgage means a Mortgage that is either:
(a) in whole or in part a secured line of credit, or
(b) any other type of loan that does not satisfy the definition of a Traditional Mortgage.

Physician means a doctor of medicine or a surgeon who is duly licensed to practice in the jurisdiction in which they do so, but does not include You or a member of Your immediate family.

Pre-Existing Condition means any medical condition about which You consulted a Physician or for which you received treatment in the 12 months prior to the Coverage Start Date.

Proof means proof which is satisfactory to Us, acting reasonably.

Qualification Period means 60 days from the onset of Total Disability. In the event of a re-occurrence of a Total Disability within 30 days of the end of a Benefit Period, The Qualification Period is 0 days for that reoccurrence.

If You are a Seasonally Employed Insured, We will not include any period of normal seasonal layoff in the calculation of the Qualification Period.

Significant Mortgage Change means either (a) the total funds advanced under the Mortgage is greater than the Initial Mortgage Balance; or (b) as at the date of death or Total Disability, the then-current Mortgage amortization period will not end at the same time as the Initial Amortization Period would have ended.

Seasonally Employed Insured means an Insured Person whose occupation involves seasonal lay-offs as a normal and anticipated part of the work schedule and who was actively at work at least 20 hours per week for 13 consecutive weeks during the 12-month period immediately preceding the onset of Total Disability.

Total Disability or Totally Disabled

For **Employed Insureds**, means being prevented from performing substantially all of the essential duties of Your employment solely because of an injury or illness for which You are under the regular care of a Physician.

For **Unemployed Insureds**, means being completely unable, as a result of an injury or illness, to perform at least two of the five Activities of Daily Living without the assistance of another person.

Traditional Mortgage means a Mortgage that:

- (a) requires You to make regular payments comprised of principle repayment and interest owing, such that the outstanding balance steadily declines; and
- (b) does not allow for additional funds to be advanced during the term of the Mortgage.

Unemployed Insured means an Insured Person who is not an Employed Insured or Seasonally Employed Insured.

You and Your means an Insured Person.

Your Coverage means those Coverage(s) shown below Your name on the Coverage Summary Page.

Your Mortgage means the mortgage described on Your Coverage Summary Page and any other residential mortgage that You subsequently have with an Arm’s Length Lender.

Your Share means Your Share of Benefits, as shown on the Coverage Summary Page.

We or Us means Mortgage Protection Plan, which is underwritten by The Manufacturers Life Insurance Company and managed by Benesure Canada Inc.