MORTGAGE AGREEMENT

Residential First Mortgage · Fixed Rate

Mortgage No. RIR-77-30215

Lender	Roulette Interest Rate Mortgage Corp.
Lender contact	Squidward Tentacles, Mortgage Specialist · Phone: 1-800-000-0000 · Email: latepayments@rouletteinterest.example
Lender address	Suite 000, 456 Example Boulevard NW, Edmonton, Alberta TXX 0ZZ
Borrower(s)	Ballerina Cappucina
Mortgaged property	00000 Range Road 00, County of Grande Prairie No. 1, Alberta TXX 0ZZ
Legal land description	NE-00-00-00-W0M (Northeast quarter of Section 00, Township 00, Range 00, West of the 0 Meridian), excepting thereout all mines and minerals
Principal amount	$385,000.00
Interest rate	4.79% per year, fixed, compounded semi-annually, not in advance
Term	5 years, from October 15, 2025 to **October 15, 2030** (maturity / renewal date)
Amortization	25 years
Regular payment	**$2,186.40 per month**, on the **15th day of each month**
First payment date	November 15, 2025
Closing / advance date	October 15, 2025

1. Promise to Pay

The Borrower promises to repay the principal with interest at the rate and on the dates set out above.

2. Prepayment Privileges

Once each year the Borrower may prepay up to 15% of the original principal without charge, and may increase the regular payment by up to 15% once each year. Other prepayments are subject to a charge equal to the greater of three months' interest or the interest rate differential.

3. Property Insurance

The Borrower must keep the property insured against fire and other perils for its full replacement value, with the Lender named as first loss payee, and must provide **proof of insurance each year by October 15**, and whenever the policy renews or changes.

4. Property Taxes

The Borrower will pay all property taxes when due and provide the Lender with **proof of payment by July 31 of each year**.

5. Occupancy

The Borrower represents that the property will be owner-occupied as the Borrower's principal residence. The property may not be rented in whole or used as a short-term rental without the Lender's prior written consent.

6. Renewal

The Lender will send a renewal offer at least **21 days before the maturity date**. If the mortgage is not renewed or repaid by maturity, the balance becomes due.

7. Default

If a payment is missed or a condition is broken, the full balance may become due. An NSF fee of $45.00 applies to each returned payment.

8. Portability

The Borrower may port this mortgage to a new property within 90 days of selling, subject to approval.

SIGNATURES

Borrower	Lender
Ballerina Cappucina	*Squidward Tentacles*
Ballerina Cappucina	Squidward Tentacles, for Roulette Interest Rate Mortgage Corp.
Date: October 8, 2025	Date: October 8, 2025

FICTIONAL SAMPLE DOCUMENT created for the Fine Print hackathon demo. All names, companies, addresses, phone numbers and emails are invented. Not a legal form.