EFFORT TRUST

Our Effort Is For You

RESIDENTIAL MORTGAGE UNDERWRITING PRACTICES AND PROCEDURES DISCLOSURE

This disclosure is prepared in accordance with the requirements of OSFI B-20 - Residential Mortgage Underwriting Practices and Procedures. These disclosures are made to enable market participants to conduct an adequate evaluation of the soundness and condition of The Effort Trust Company's (the "Company") residential mortgage operations.

For purposes of these disclosures, a residential mortgage is a loan to an individual that is secured by a residential property (one to four unit dwellings). Insured mortgages are those residential mortgages which are insured only by Canada Mortgage and Housing Corporation (CMHC) against borrower default. The Company only issues mortgages on properties located in Ontario.

In the event of an economic downturn, material losses are not expected due to the low average LTV ratio for the portfolio however principal recovery time would increase as some properties may need to be sold under power of sale. Additionally, residential mortgage arrears would likely increase and the residential mortgage portfolio would likely decrease as fewer applicants would be able to meet the debt servicing requirements as defined in the Company's Residential Mortgage Underwriting Policy.

Residential Mortgage Disclosure Q2-2026		
Insured / Uninsured		
	($)	**(%)**
Insured residential mortgages	68,085,544	12.08
Insured HELOCs	-	-
Uninsured residential mortgages	495,676,067	87.92
Uninsured HELOCs	-	-
	563,761,610	100.00
Amortization Ranges		
		(%)
Interest only		0.18
Under 20 years		6.84
20-24 years		13.96
25-29 years		45.88
30-34 years		20.14
35 years and greater		13.00
		100.00
Average LTV Ratios		
		(% LTV)
Originated uninsured residential mortgages during the quarter		61.41
Originated uninsured residential HELOCs during the quarter		-