



Healthcare and Municipal
Employees' Credit Union

Lending with Confidence

Mortgages • Loans • Lines of Credit • Everyday Credit

Borrowing doesn't have to feel overwhelming. We focus on clear conversations, responsible decisions, and solutions that fit your life — not just today, but over time.

Retail Lending Service Fees

(Effective March 9, 2026)

Application & Setup Fees

SERVICE	FEE	DESCRIPTION
Loan Application Fee	\$75	Covers reviewing your application and required documents
Mortgage / Home Equity Line of Credit (HELOC) Application Fee	\$100	Covers administrative and legal review of your mortgage or HELOC

Property & Legal Processing

SERVICE	FEE	DESCRIPTION
Appraisal / Title Insurance	HMECU cost + \$25	Cost of appraisal or title insurance plus administrative handling
Mortgage Discharge Fee	\$350	Legal preparation to close a mortgage account
Mortgage Postponement Request	\$300	Legal and administrative work to change mortgage priority
Lien Search / Registration	HMECU cost + \$25	Covers lien searches or registrations plus processing

Most members will not encounter many of the fees above. They apply only in specific situations and are listed here so you always know what to expect.

Requests & Special Services

SERVICE	FEE	DESCRIPTION
Mortgage Payout Statement	\$350	Preparing a detailed mortgage balance statement
Lending Reference / Balance Verification	\$50	Letters or confirmations requested by third parties
Bridge Financing Application Fee	\$450	Legal and administrative support for bridge financing
Payment Deferment Request	\$50	Charged when a payment deferral is requested
Property Tax / Condo Fee Paid on Behalf	\$500	Manual processing when HMECU pays these on your behalf
Late Payment Fee	\$45	Covers additional administrative processing



A Thoughtful Approach to Lending

At Healthcare and Municipal Employees' Credit Union, lending decisions are guided by fairness, transparency, and your long-term financial well-being.

We believe borrowing should feel clear, supportive, and well-explained, whether you're buying a home, managing cash flow, or planning your next step.

What makes our lending approach different?

- **Member-owned:** We exist to serve members, not shareholders.
- **Local decisions:** Applications are reviewed locally, with care and discretion.
- **Transparent pricing:** Rates, fees, and terms are explained upfront.
- **Supportive conversations:** We take time to understand your goals before recommending solutions.

We are committed to responsible lending practices that support informed decisions and sustainable outcomes.

Our Lending Solutions

HMECU offers a range of lending options designed to meet different needs and stages of life.

Mortgage Options

High-Ratio Mortgages

Suitable for buyers with a smaller down payment.

- Down payments starting at 5%.
- Insured mortgage options available.
- Fixed interest rate options.
- Guidance throughout the application process.

Conventional Mortgages

Designed for buyers with a 20% or more down payment.

- Flexible terms and amortization options.
- Fixed interest rate options.
- Options to refinance or transfer existing mortgages.
- Renewal support to help you plan ahead.

Home Equity Line of Credit (HELOC)

Access the equity in your home when you need it.

- Revolving access to approved credit.
- Variable interest rate.
- Interest-only payment option available.
- Useful for planned or unexpected expenses.

Our Lending Solutions

Lines of Credit & Personal Loans

Borrow with structure and clarity.

- Predictable payment schedules.
- Competitive interest rates.
- Options for debt consolidation or major purchases.
- Secured and unsecured options available.

Everyday Credit & Short-Term Protection

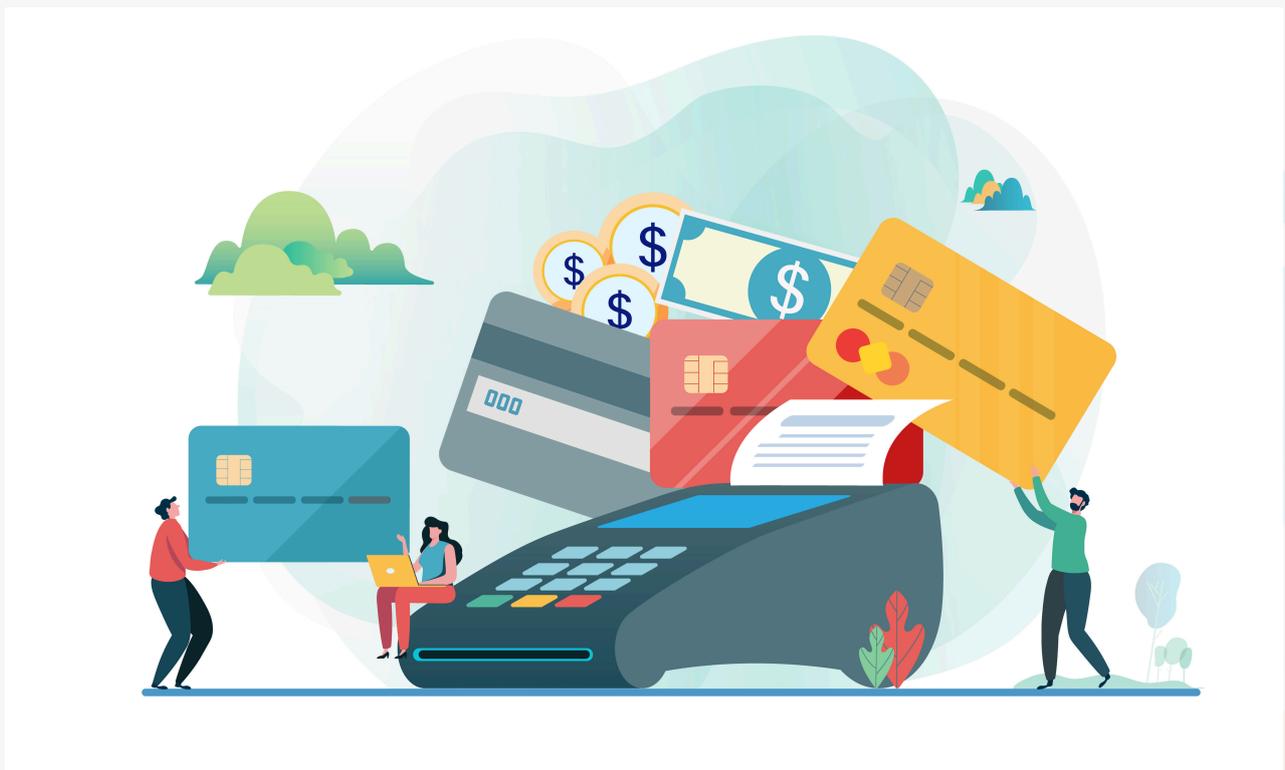
Overdraft Protection

Overdraft protection is designed to help cover short-term cash flow gaps on your chequing account.

- Helps prevent declined payments or returned items.
- Intended for occasional, short-term use.
- Interest and fees apply when an overdraft is used.
- Subject to approval and account eligibility.

Overdraft is not intended for ongoing borrowing. If use becomes frequent, we may suggest other options such as a line of credit that may better suit your needs.

All lending products are subject to approval and eligibility criteria.





How We Help Match the Right Lending Solution

When discussing lending options, we'll ask questions to understand what matters most to you, such as:

- What are you trying to accomplish?
- How much flexibility do you need in your payments?
- What does your overall financial picture look like today?
- What level of comfort do you have with change or uncertainty?

These conversations help us recommend lending solutions that are realistic, manageable, and aligned with your goals — now and over time.

What to Bring / What We'll Ask For

To help us assess your application and move things forward efficiently, we may ask for information such as:

- Government-issued identification.
- Proof of income (such as recent pay statements, notices of assessment, T4).
- Details about existing debts or financial commitments.
- Information about the property or purpose of the loan, where applicable.

The exact documents required will depend on your situation and the type of lending you're applying for. We'll explain what's needed and why before requesting anything.

Providing complete information upfront helps us make fair, timely lending decisions.

We'll explain your options and any applicable fees before proceeding.

Let's talk about your borrowing options.

Book an appointment with a lending specialist to explore solutions that fit your needs.

Visit [hmecu.com](https://www.hmecu.com) • Call **905-575-8888** • Visit your local branch

Fees and services are subject to change. Information provided is for general purposes only.

