Terms & Conditions

Mortgage Cash Back Offer and Rewards Point Offer

Vancouver City Savings Credit Union ("Vancity")

Qualification for Mortgage Cash Back Offer

1. If you meet the terms and conditions below, you may qualify for cash back ("**Cash Back**") under our Mortgage Cash Back Offer ("**Cash Back Offer**").

2. You must have a written personal residential mortgage application that: (a) has been pre-approved or approved by Vancity between October 2, 2026 and December 15, 2026; and (b) has an interest rate commitment ("**Eligible Mortgage Application")**.

3. The mortgage obtained under an Eligible Mortgage Application must be for: (i) a new personal mortgage from Vancity; or (ii) an existing personal mortgage that you switch from another financial institution to Vancity (a "**Switch Mortgage**"), in either case the mortgage must meet all of the criteria detailed in either (a) or (b):

   a) a principal value of $100,000 or more, with a fixed term of 3 years or more (3, 4, 5, 7 or 10-year term) (includes 5-year Homeprime Fixed Term); or

   b) 20% or greater down payment on the residential owner-occupied property with purchase price under $1,000,000; a mortgage amortization of 25 years or less, and a 3, 4, or 5-year fixed term

   (collectively, an "**Eligible Mortgage**").

4. The Eligible Mortgage must fund within 90 days from the date of Vancity's pre-approval or approval of the Eligible Mortgage Application but no later than March 15, 2027.

Cash Back Entitlement - First-time Home Buyer

5. If you are a First-time Home Buyer with an Eligible Mortgage, your Cash Back Offer is as follows:

   a) $1,500 for Eligible Mortgages with a principal amount between $100,000 and $449,999.99;
   b) $2,500 for Eligible Mortgages with a principal amount between $450,000 and $749,999.99; or
   c) $4,300 for Eligible Mortgages with a principal amount greater than or equal to $750,000.

6. You are a **First-time Home Buyer** if you haven't owned a home or lived in a home owned by your spouse or common-law partner in the current calendar year and previous four calendar years.

7. At least one member who is a borrower of the Eligible Mortgage must be a First-time Home Buyer.

Cash Back Entitlement – Not First-time Home Buyer and Not a Switch Mortgage

8. If you have an Eligible Mortgage which is not a Switch Mortgage and you are not a First-time Home Buyer, your Cash Back Offer is as follows:

   a) $1,000 for an Eligible Mortgage with a principal amount between $100,000 and $449,999.99;
   b) $2,000 for an Eligible Mortgage with a principal amount between $450,000 and $749,999.99; or
   c) $3,800 for an Eligible Mortgage with a principal amount greater than or equal to $750,000.

Cash Back Entitlement – Switch Mortgages

9. If you have a Switch Mortgage, your Cash Back Offer is as follows:

    a) $1,900 in cash for an Eligible Mortgage with a principal amount between $100,000 and $449,999.99;
    b) $2,900 in cash for an Eligible Mortgage with a principal amount between $450,000 and $749,999.99; or
    c) $4,700 in cash for an Eligible Mortgage with a principal amount greater than or equal to $750,000.

Eligible Deposit Account Requirement

10. To receive your applicable Cash Back, you must have or open a Vancity Essential™ Chequing, Vancity Essential Plus™ Chequing or Vancity Total™ Chequing personal deposit account (an "**Eligible Deposit Account"**), and your pre-authorized mortgage payments must come from an Eligible Deposit Account. *Exception*: existing senior members and youth under 25 years who have a Chequing Plus account can use their Chequing Plus account as an Eligible Deposit Account, and members with an existing Access Chequing account can use their Access Chequing account as an Eligible Deposit Account.

11. Within 3 months of funding an eligible Mortgage, you must set-up and receive into your Eligible Deposit Account the full amount of your automated, recurring direct: (i) payroll deposit; or (ii) eligible Government credit, with an eligible Payments Canada transaction code (a "**Direct Deposit**"). The Direct Deposit must originate from a single source and occur at least once. Vancity, in its sole discretion, will determine if a direct deposit by an employer qualifies for the Cash Back Offer. Non-standard employment arrangements, such as on-demand platform work (e.g., DoorDash, Skip the Dishes, Uber, Uber Eats, Lyft) or business owners paying themselves from their business accounts, may still qualify and will be reviewed by Vancity on a case-by-case basis. Payroll Direct Deposits must not be split between multiple deposit accounts (including the Eligible Deposit Accounts) or financial institutions. Vancity reserves the right to determine whether any payroll direct deposit has been split.

Additional Rewards Point Offer

12. In addition to the Cash Back Offer, if your Eligible Mortgage: (a) is for a fixed term with a principal amount equal to or greater than $100,000; and (b) you purchase a low emissions home, you are also eligible to earn 50,000 Vancity Reward Points ($500 in rewards value) ("**Reward Points**"). A **low emissions home** is identified by the type of space heating system listed on the home appraisal. The space heating system must not use fossil fuels and should be identified as one of the following heating options: electric baseboards, electric heat pumps, geothermal, electric forced air, or electric hydronic. Hybrid systems that use natural gas and electricity for space heating are not eligible. If the home appraisal does not clearly identify the heating system, Vancity may request additional documentation.

13. If you have a Switch Mortgage you automatically qualify for the Rewards Points, regardless of your home emissions status.

14. To receive the Reward Points, you must have qualified to receive the Cash Back Offer and have a personal Vancity enviro™ Visa card that has reward earning capabilities. Member must be the Primary Cardholder (not an authorized card user) of an eligible personal Vancity enviro™ Visa card to receive the Reward Points. If there is more than one Primary Cardholder, the Reward Points will

be received by the Primary/First-Named member in the corresponding Vancity Essential Chequing, Essential Plus Chequing, Total Chequing, Chequing Plus or Access Chequing account.

15. If you have more than one personal Vancity enviro™ Visa card, the Reward Points will be applied to the card with the lowest card number.

16. If you do not have a personal Vancity enviro™ Visa card with reward earning capabilities, to get the Reward Points, within 3 months of obtaining an Eligible Mortgage with Vancity, you must apply and be approved for one (or upgrade a Vancity enviro™ Visa non-rewards card to a Vancity enviro™ Visa rewards earning card). Approval for a Vancity Visa account is subject to credit approval, and to meeting minimum income and/or assets under management requirements. You must be a British Columbia resident and be at least 19 years old. For any credit application, we will obtain your credit bureau report to confirm eligibility for a Vancity Visa account.

Additional Terms and Conditions

17. Within 90 days of fulfilling the requirements for the Cash Back Offer, Vancity will credit the applicable Cash Back amount to your Eligible Deposit Account via electronic funds transfer. The Eligible Deposit Account must be in good standing at the time the Cash Back is to be paid.

18. Within 90 days of fulfilling the requirements for the Reward Points offer, the Reward Points will be credited to your eligible Vancity enviro™ Visa account, provided your Vancity enviro™ Visa account is open and in good standing at the time the Reward Points are issued.

19. If the Eligible Mortgage is not funded, no Cash Back or Reward Points are earned and payable.

20. The Cash Back Offer and Rewards Points offer do not apply to Vancity members renewing or refinancing their existing Vancity mortgage, construction mortgages, assuming or porting the terms of an existing mortgage with Vancity, mortgages with terms less than 3 years, open term mortgages, Creditline mortgages, or business/commercial mortgages.

21. The Cash Back Offer and Reward Points offer are incentives for borrowing and maintaining the Eligible Mortgage with Vancity for its entire term and, if you repay or otherwise close or discharge the Eligible Mortgage or transfer the Eligible Mortgage to another financial institution before the end of its term, you agree: (i) to repay the whole amount of the Cash Back to Vancity; (ii) that Vancity may, without notice to you, debit any account you hold with us for such Cash Back amount; (iii) that all credited Reward Points will be reclaimed and credited back to Vancity Visa; and (iv) if you have already used the Reward Points and your balance is zero, Vancity will recover the value of the used Reward Points from future reward points earned on your account.

22. There is a limit of one Cash Back and Reward Points payment per property. This Cash Back Offer cannot be combined with any other residential mortgage promotional offers.

23. Mortgage approval are subject to Vancity's standard lending criteria for residential mortgages. Contact us for more details.

24. Any of these offers may be amended or withdrawn at the sole discretion of Vancity at any time without prior notice. Vancity reserves the right to refuse or terminate any Vancity member's participation in this offer if Vancity suspects or discovers that the member is abusing the proper and intended operation of the promotion.

25. All Offers end December 15, 2026.

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