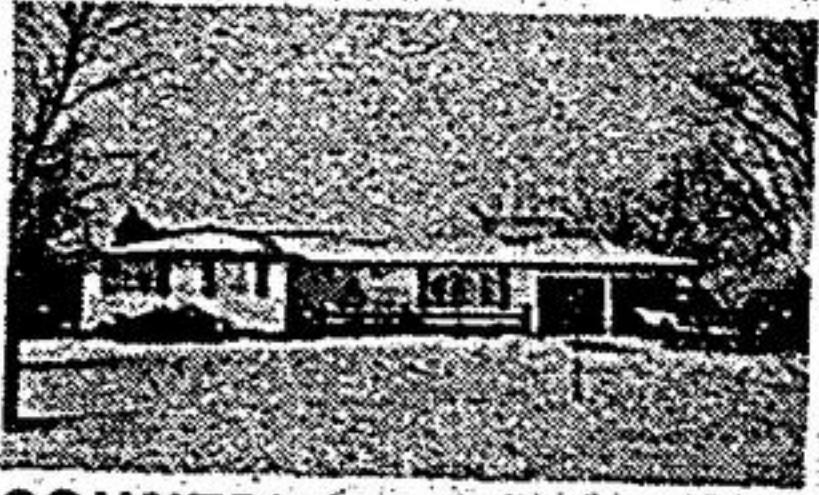




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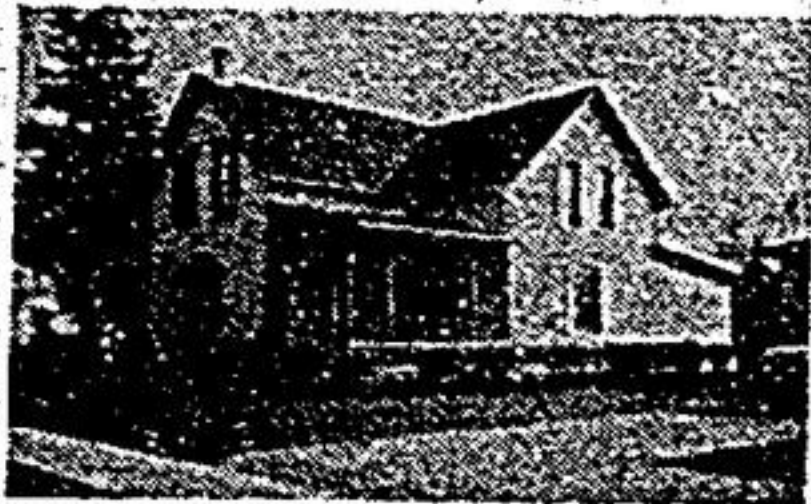
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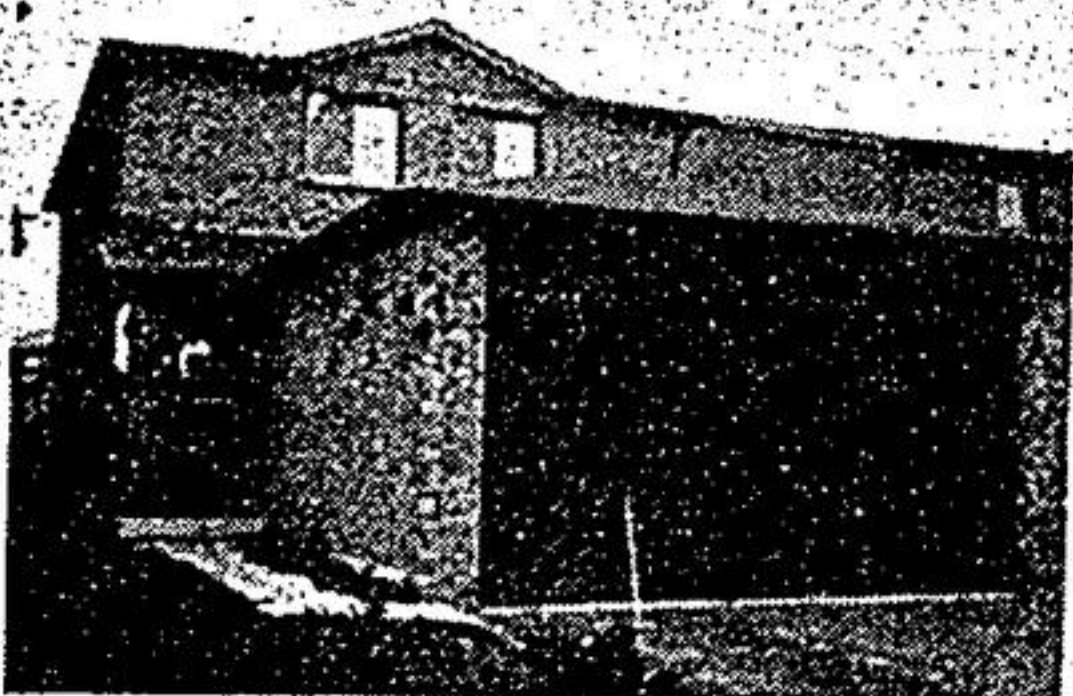
MORTGAGE RATES

Economist & Sun/The Tribune compiled these rates as of Monday, Dec. 8, 1986.

MORTGAGE LENDER	VAR. RATE	6 MTHS	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR
BANK OF MONTREAL	9.75	9.75	9.75	10.5	10.75	11	11.25
NOVA SCOTIA	9.75	—	9.75	10.5	10.75	11	11.25
C.I.B.C.	9.75	—	9.75	10.5	10.75	11	11.25
ROYAL BANK	9.75	—	9.75	10.5	10.75	11	11.25
TORONTO DOMINION	9.75	9.5	9.75	10.5	10.75	11	11.25
CANADA TRUST	9.75	9.5	9.5	10.25	10.75	11	11.25
FAMILY TRUST	—	9.75	9.75	10.5	11	11.25	—
NATIONAL TRUST	9.75	9.5	9.75	10.25	10.75	11	11.25
STERLING TRUST	—	—	9.75	10.25	10.75	11.25	11.25
STOUFFVILLE DISTRICT CREDIT UNION LTD.	—	—	9.75	10.25	10.75	—	—
ROYAL LEPAGE	—	9.5	9.75	10.5	10.75	11	11.25
GUARANTY TRUST	9.75	9.5	9.75	10.5	10.75	11	11.25



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