

**INSTRUCTIONS**

1. Neither the Registrar of Mortgage Brokers nor any other authority of the government of the Province of British Columbia has in any way passed on the merits of the matters dealt with in this information statement. This information statement has not been filed with the Registrar of Mortgage Brokers and the registrar has not determined whether or not it complies with Part 2 of the *Mortgage Brokers Act*.
2. Please type or print clearly
3. If additional information is required, reference and attach a schedule to this form
4. Contact:  
 BC Financial Services Authority  
 600 - 750 West Pender Street  
 Vancouver, B.C. V6C 2T8  
 Ph: 604-660-3555 / Fax: 604-660-3365  
 Web: <https://bcfsa.ca/>

**PART A – CAUTIONS**

1. All mortgage investments carry risk. There is a relationship between risk and return. You should very carefully assess the risk of the transaction described in this Investor/Lender Information Statement provided to you and in the supporting documentation before making a commitment.
2. You are advised to obtain independent legal advice regarding your decision to invest and in completion of this investment documentation
3. If you are one of several Investors in this mortgage, you may not be able to enforce repayments of your investment on your own if the borrower defaults.
4. You should ensure you have sufficient documentation to support the property valuation quoted in this Investor/Lender Information Statement
5. You should be satisfied with the borrower’s ability to meet the payments required under the terms of this mortgage
6. A mortgage broker must not administer, or arrange for another person to administer, a mortgage on your behalf unless the mortgage broker has a written agreement with you that covers matters set out in the *Mortgage Brokers Act*
7. This Investor/Lender Information Statement and the attached documents are not intended to provide a comprehensive list of factors to consider in making a decision concerning this investment. You should satisfy yourself regarding all factors relevant to this investment before you commit to invest.

**PART B – RISK FACTORS**

There are risks associated with this mortgage investment. These risks include, but are not limited to, the following:

- a) Repayment of the mortgage is dependent on the borrower’s ability to make payments under the mortgage and on the financial strength of any person offering a personal covenant, guarantee or financial commitment; there is not assurance that the obligations will be satisfied and therefore you may not receive any return from your investment, including any initial amount invested
- b) Market values may have changed in the period between the date of the most recent property assessment or appraisal and the date that you complete the transaction is set out in this Investor/Lender Information Statement
- c) Property values may change over time, which may impair your ability to recover your investment in the event of a foreclosure
- d) The insurance coverage on the property secured may be inadequate, cancelled or expire and expose the investor/lender to potential loss of this mortgage investment
- e) The mortgage broker or related party of the mortgage broker may have or may acquire an interest in the mortgage or property that is the subject of the transaction set out in this Investor/Lender Information Statement.
- f) There may be restrictions on the ability to transfer the mortgage
- g) There is no assurance that there will be a market for the resale of transfer of the mortgage

**PART C – BORROWER / GUARANTOR / COVENANTOR INFORMATION**

Full Name of Borrower		Full Name of Guarantor/Covenantor (If Applicable)	
Address		Address of Guarantor/Covenantor	
	Postal Code		Postal Code

## PART D – DETAILS OF PROPERTY TO BE MORTGAGED

1. Street address and legal description of all property to be mortgaged

2. Type(s) of property

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Property with Existing Buildings	<b>Indicate Type</b> <input type="checkbox"/> Single family residential <input type="checkbox"/> One-to-four-unit residential	<input type="checkbox"/> Five or more unit residential <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> other
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3. If this transaction is other than a property purchase, are the property taxes in arrears?  Yes  No If YES, indicate amount in arrears

4. Value of Property Value of property to be mortgaged is based on  
 Appraisal  Sale Price  Estimate  Other

## PART E – DETAILS OF MORTGAGE INVESTMENT

1. The Mortgage is:

<input type="checkbox"/> A new mortgage	<input type="checkbox"/> An existing mortgage	If an existing mortgage, is the mortgage current <input type="checkbox"/> Yes <input type="checkbox"/> No	Have there been any prior arrears? <input type="checkbox"/> Yes <input type="checkbox"/> No
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2. a) The investment represents what percentage interest in the mortgage? % How many other parties have, or will have, an interest in the mortgage? b) Will the funds be held in trust pending execution of the mortgage?  Yes  No If YES, please indicate the party that will hold the funds in trust

3. Mortgage investment represents

<input type="checkbox"/> First	<input type="checkbox"/> Third	<input type="checkbox"/> Free simple	<input type="checkbox"/> Full	Interest in the property to be mortgaged.
<input type="checkbox"/> Second	<input type="checkbox"/> Other (specify):	of a <input type="checkbox"/> Leasehold	of a <input type="checkbox"/> Partial	

4. Amount of mortgage investment	Principal amount of mortgage	Amortization period	Term of mortgage
Interest rate per annum %	Interest Rate is <input type="checkbox"/> Fixed <input type="checkbox"/> Variable	Interest rate is calculated <input type="checkbox"/> Monthly <input type="checkbox"/> Other <input type="checkbox"/> Semi-annually <input type="checkbox"/> Annually	Amount of borrower payment
			Is the payment interest only? <input type="checkbox"/> Yes <input type="checkbox"/> No

First payment date	Final payment date	Frequency of payment <input type="checkbox"/> Weekly <input type="checkbox"/> Bi-weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other	Amount of payment to be received by investor/lender based on percentage interested in mortgage
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5. List below the prior financial encumbrances (in order of priority) on the property to be mortgaged that will remain

Priority	Name of Mortgage	Estimated principal amount outstanding	In arrears?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

<p>6. Loan-to-Value Ratio</p> <p>a) Principal amount of mortgage</p> <hr/> <p>b) Total amount of prior financial encumbrances</p> <hr/> <p>c) Total amount of all financial encumbrances (a + b)</p> <hr/> <p>d) Value of property to be mortgaged (based on D Item 4)</p> <hr/> <p>e) Loan to value ratio ((c + d) x 100) %</p>	<p>7. Mortgage Administration/Registration</p> <p>a) Will the mortgage be administered for the investor/lender? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, unless previously provided to the investor/lender, the administration agreement is attached to this document</p> <hr/> <p>b) Will the mortgage be registered in the name of the investor/lender? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, provide name of the person mortgage will be registered in</p>
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**PART F – DOCUMENTS TO BE ATTACHED**

The following documents must be attached to this Information Statement, unless the mortgage broker has made best efforts to obtain the documents and has been unable to obtain them:

1. Borrower Disclosure Statement (pursuant to section 16 of the *Mortgage Brokers Act*)
2. Borrower application on the property to be mortgaged

**PART G – POST REGISTRATION DOCUMENTS AND INFORMATION**

In addition to all other material and documentation mutually agreed upon, you should expect to receive a copy of the following documents and information from your lawyer or notary public acting on your behalf or, in the absence of the same, the lawyer or notary public acting for the mortgage broker in this transaction:

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| <ol style="list-style-type: none"> <li>1. Registered mortgage (and transfer of mortgage document if applicable);</li> <li>2. Confirmation signed by any prior financial encumbrances confirming the outstanding balance of the same and that the prior financial encumbrances are not in arrears;</li> <li>3. Written confirmation of valid insurance on the property secured, including confirmation the interest of the mortgage is named;</li> <li>4. Written confirmation that all other conditions precedent to the transaction have been satisfied;</li> </ol> | <ol style="list-style-type: none"> <li>5. Written confirmation that there are no outstanding arrears or delinquent municipal property taxes on the property;</li> <li>6. Written confirmation that, where applicable, there are no outstanding arrears or delinquent strata fees on the property;</li> <li>7. A lawyer or notary public letter of opinion concerning the State of Title or a policy of title insurance;</li> <li>8. State of Title Certificate;</li> <li>9. Trust documents (if applicable).</li> </ol> |
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**PART H – CERTIFICATION**

I certify that I am the mortgage broker or an authorized representative of the mortgage broker in this transaction and based on my knowledge, belief and information provided by third parties, this Information Statement contains no untrue statement and does not omit to state a fact that is required to be stated or that is necessary to prevent a statement that is made from being false or misleading in the circumstances in which it was made.

Full name of mortgage broker (please print)      Address (include postal code)

Signature of mortgage broker or authorized representative	Name of authorized representative of mortgage broker (please print)	Date signed (yyyy/mm/dd)

**PART I – ACKNOWLEDGEMENT OF RECEIPT – to be completed at the option of the mortgage broker**

I certify that I am the investor/lender in this transaction and I acknowledge receipt of the above statement. Full

name of investor/lender (please print)      Address (include postal code)

Signature of investor/lender	Signature of investor/lender	Time received <input type="checkbox"/> AM <input type="checkbox"/> PM	Date signed (yyyy/mm/dd)