File # INV24.143.58309

BC FINANCIAL SERVICES AUTHORITY

IN THE MATTER OF THE *MORTGAGE BROKERS ACT*
RSBC 1996, c 313 as amended

AND

IN THE MATTER OF

ALAN JAMES FETTERLY
(502562)

NOTICE OF HEARING

(Pursuant to section 8 of the *Mortgage Brokers Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Alan James Fetterly
VERICO Compass Mortgage Group Corporation
200-1505 Harvey Ave, Kelowna BC, V1Y 6G1

TAKE NOTICE that the Registrar of Mortgage Brokers (the "Registrar") will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* (the "MBA") in the virtual Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** where the Registrar will provide you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the "Regulations").

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against Alan James Fetterly are as follows:

1. In his capacity as submortgage broker, Alan James Fetterly conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA, when with respect to one or more of the mortgage applications listed in Schedule "A" he

failed to make proper disclosure to the lender under section 17.1 of the MBA in a Investor/Lender Information Statement Form 9 as follows:

a. in the [Borrower 1] Application:

   i. the Form 9 was provided to the lenders after advancement of funds contrary to subsection 17.1(2) of the MBA;

   ii. the Form 9 failed to disclose relevant information material to a decision to lend funds or the creditworthiness of the borrower, which information included the financial interest of a third party in the subject property;

b. in the [Borrower 2] Application the Form 9 was provided to the lender after advancement of funds contrary to subsection 17.1(2) of the MBA;

c. in the [Borrower 3] Application the Form 9 was provided to the lender after advancement of funds contrary to subsection 17.1(2) of the MBA;

2. In his capacity as submortgage broker, Alan James Fetterly conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA, when with respect to one or more of the mortgage applications listed in Schedule “A” he failed to make proper disclosure to the lender of an interest in trade in the transaction under section 17.4 of the MBA in a Conflict of Interest Disclosure Statement Form 10 as follows:

   a. in the [Borrower 1] Application the Form 10 was not provided to the lender within the time prescribed in the Regulations;

   b. in the [Borrower 2] Application the Form 10 was not provided to the lender within the time prescribed by the Regulations;

3. In his capacity as submortgage broker Alan James Fetterly conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA, when with respect to one or more of the mortgage applications listed in Schedule “A” he failed to make proper disclosure of an interest in trade to the borrower in the transaction under section 17.3 of the MBA in a Conflict of Interest Disclosure Statement Form 10 as follows:

   a. in the [Borrower 1] Application:

      i. the Form 10 was not provided to the borrower within the time prescribed in the Regulations;

      ii. the Form 10 failed to disclose that one of the co-lenders was a related party;

b. in the [Borrower 3] Application, in circumstances where the lender was a related party, the Form 10 was not provided to the borrower within the time prescribed in the Regulations.

AND TAKE FURTHER NOTICE that in the event the Registrar determines that the conduct of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated this 12th day of November,2025 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

"Original signed by Jonathan Vandall"

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Per: Jonathan Vandall
Acting Registrar of Mortgage Brokers
Province of British Columbia

SCHEDULE "A"

Mortgage Application	Borrower(s)	Lender(s)	Property Address	Mortgage Application Date
"[Borrower 1] Application"	[Borrower 1]	[Lender 1]; [Lender 2]	[Property 1], Kelowna BC [redacted]	March 6, 2023
"[Borrower 2] Application"	[Borrower 2]	[Lender 1]	[Property 2], Lake Country, BC [redacted]	December 22, 2021
"[Borrower 3] Application"	[Borrower A] [Borrower B]	[Lender 3]; [Lender 2]; [Lender 4]	[Property 3], Kelowna, BC, [redacted]	December 12, 2023