

Preparing for the MSA: Transition Service Requests

Information Session

April 29, 2026

BCFSA BC Financial
Services Authority

Classification: Protected A





x^wməθk^wəy'əm (Musqueam Nation)
Skwxwú7mesh Úxwumixw
(Squamish Nation)
sə'ílwətaʔɬ (Tsleil-Waututh Nation)



Speakers

Jessica Finerty

Director, Regulatory
Transformation &
Operations

Chris Heald

Manager, Regulatory
Solutions

Sumita Dunbar

Manager, Mortgage
Services Licensing

Kate Bilney

Manager,
Communications

Agenda

1. Introduction
2. Review of the Licensing Framework
3. IRIS Demonstration
 - a) Identifying Your Principal Broker
 - b) Choosing Licensing Categories
4. IRIS FAQs
5. Converting a Brokerage to a Personal Mortgage Corporation
6. PMC FAQs
7. Resources and Support



Introduction

Licensing Framework

Roles and Responsibilities

DESIGNATED INDIVIDUALS (FUTURE PRINCIPAL BROKERS)

- Complete all required transition education modules.
- Submit IRIS service requests to:
 - Identify the Principal Broker for the brokerage
 - Confirm the brokerage's licensing categories
- Assess and determine the brokerage's future business model and structure.
- Develop and implement any required policies, procedures, and controls.
- Ensure all mortgage brokers within the brokerage complete required transition education.

MORTGAGE BROKERS

- Complete all required transition education modules.
- Implement new duties, disclosure obligations, and practice requirements in day-to-day activities.
- **Note:** Mortgage brokers are **not required** to submit service requests or select licensing categories at this stage. Licensing categories will be inherited from the brokerage and can be changed at their licence renewal date.

Licence Levels

Mortgage Brokerage
(entity carrying on business)



Principal Broker
(individual)



Mortgage Broker
(individual)

Licence Categories

- a) Dealing in Mortgages
- b) Trading In Mortgages
- c) Administering Mortgages
- d) Mortgage Lending

MSA Licence Levels and Categories

MBA Activities

Originator /
Reverse Mortgages

Syndicate /
Lending own Funds /
MIC /
Placing Investor
Funds into Mortgages

Administration /
Placing Investor
Funds into Mortgages

MSA Categories

Dealing

Lending

Administration

Trading



IRIS Details

WHO? All Designated Individuals

WHAT? All Designated Individuals will need to:

- 1) Identify a Principal Broker for the brokerage
- 2) Select licensing categories for their brokerage

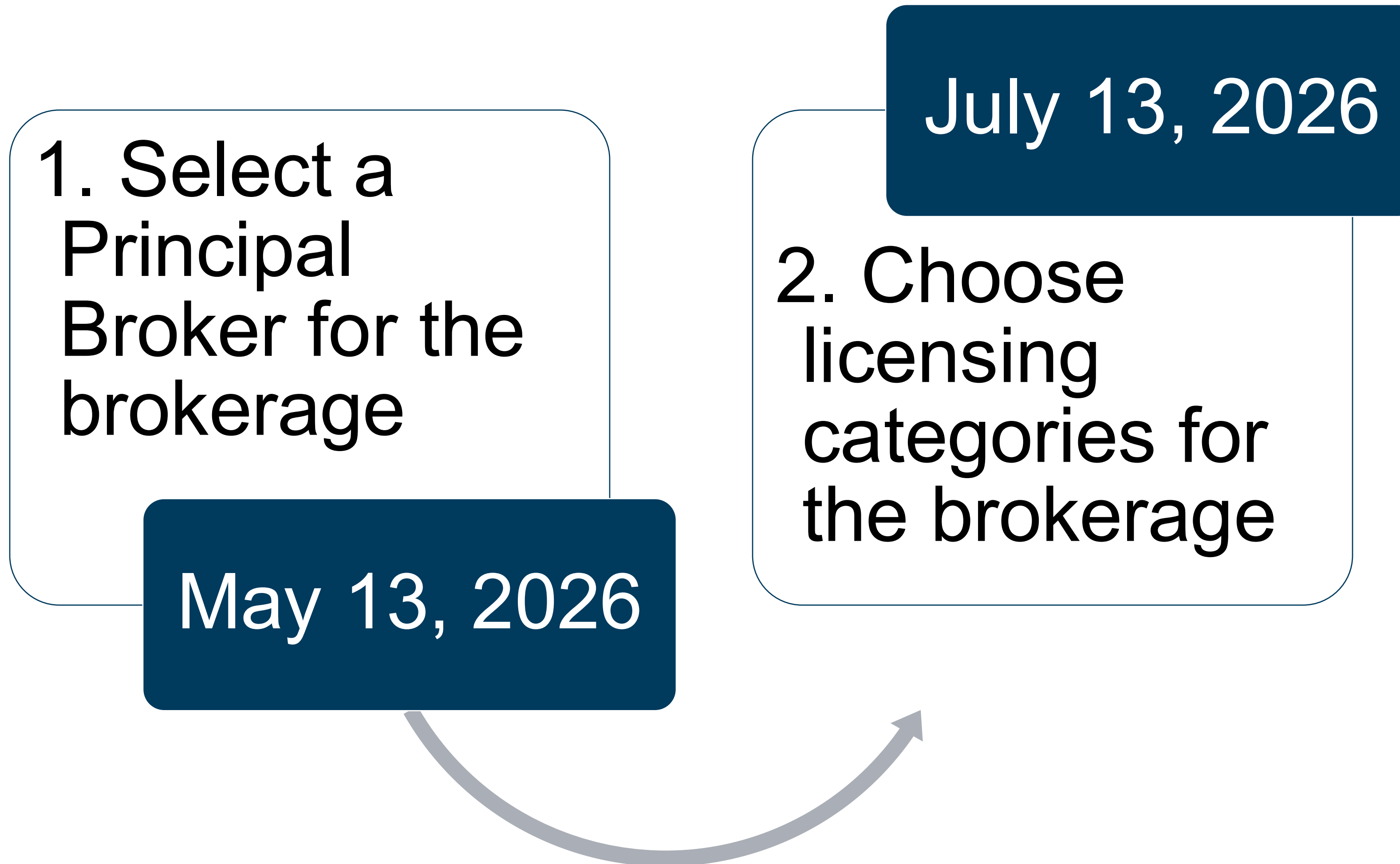
WHEN?

- 1) Select a Principal Broker - May 13, 2026
- 2) Choose brokerage licensing categories - July 13, 2026

HOW? Submissions must be made using IRIS.



Two Service Requests



An aerial, top-down view of a residential neighborhood. The houses are arranged in a grid-like pattern with streets and sidewalks. The roofs are mostly grey and brown. There are green trees scattered throughout the neighborhood. The overall color palette is dominated by blues and greys, suggesting a clear sky and a slightly desaturated image.

IRIS Demonstration

BCFSA

It begins with two emails



For Broker, Morgan,

A new service request is ready for you to complete and submit on the BCFSA portal by 7/31/2026 (PST):

Name: Application for MSA Transition for Brokerage

Id: SR205657

You can complete this request here: [SR205657](#). Your user name and password will be required for login.

If this is the first time you use IRIS, you will need to sign up for an account and set a password. When signing up, please

you will only need to sign up once. Please see the [information about IRIS](#).



For Broker, Morgan,

A new service request is ready for you to complete and submit on the BCFSA portal by 7/31/2026 (PST):

Name: Application for New Principal Broker for MSA Transition

Id: SR205658

You can complete this request here: [SR205658](#). Your user name and password will be required for login.

If this is the first time you use IRIS, you will need to sign up for an account and set a password. When signing up, please use the email address on file with BCFSA, [REDACTED]. You will only need to sign up once. Please see the BCFSA website [for instructions on how to sign up](#) and for [more information about IRIS](#).

Thank you,
BCFSA

BC Financial Services Authority

600 - 750 West Pender Street, Vancouver, BC V6C 2T8

Phone: (604) 660-3555 | Toll free: (866) 206-3030

Office Hours: 8:30 a.m. to 4:30 p.m. Monday to Friday except holidays

info@bcfsa.ca | www.bcfsa.ca



The IRIS Portal – Home Screen

Review current registration information here



BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Home

Welcome to the BCFSA portal. This is where you can see at a glance any submissions to be completed. It also gives you quick access to information about any organizations that you administer.

Organization Dashboards

Click on an organization name below to view its information and any submissions awaiting approval.

Name↑	Trade Name	Address	Outstanding Submissions
MB Mortgages, Inc. / MB Mortgages	MB Mortgages	4444 Main St, Vancouver BC V5V 3R3	1

Personal Dashboard

Submissions initiated by you and scheduled for you by BCFSA are shown in the Personal Submission list.

To view your education history records, go to your [My Profile](#) page. To register for courses, please refer to the following resources:

- For Mortgage Brokers education, visit the [Education and Registration](#) page on the BCFSA website.
- For Real Estate education, visit the [Education and Licensing](#) page on the BCFSA website.
- To register for continuing education/renewal courses, please use [the BCFSA Course Enrollment site](#).

The IRIS Portal – Organization Dashboard

Review current registration information here



BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

HOME / ORGANIZATION DASHBOARD

Organization Dashboard

The organization profile shows detailed information including your organization's business authorization, administrators, registered subsidiaries/branch offices and licensees or registrants working for your organization.

MB Mortgages, Inc. / MB Mortgages

To view more information about your organization, click 'Go to organization profile' below.

Legal Name	MB Mortgages, Inc.
Trade Name	MB Mortgages

[Go to organization profile](#)

The IRIS Portal – Organization Profile

Current registration activities



BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

HOME / BUSINESS AUTHORIZATION

Business Authorization Print

Number	MB611209	Status Reason	Current
Act	Mortgage Brokers Act		
Type	Registration		
Regulated Entity	MB Mortgages, Inc. / MB Mortgages	Effective Date	11/14/2025
Sector	Mortgage Brokers	Expiry Date	11/13/2027
Licence Level	Mortgage Broker		

Activities

Mortgage Origination <input type="radio"/> No <input checked="" type="radio"/> Yes	Reverse Mortgages <input checked="" type="radio"/> No <input type="radio"/> Yes	Mortgage Administration <input type="radio"/> No <input checked="" type="radio"/> Yes
Mortgage Investment Corporation <input checked="" type="radio"/> No <input type="radio"/> Yes	Placing Investor Funds into Mortgages <input checked="" type="radio"/> No <input type="radio"/> Yes	Handles Trust Funds <input checked="" type="radio"/> No <input type="radio"/> Yes
Mortgage Referrals <input checked="" type="radio"/> No <input type="radio"/> Yes	Lending own Mortgage Funds or Those of Related/Associated Parties <input checked="" type="radio"/> No <input type="radio"/> Yes	Syndicated Mortgages <input checked="" type="radio"/> No <input type="radio"/> Yes

The IRIS Portal – Organization Profile

Brokerage's current registration activities



BCFSA

HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER

HOME / BUSINESS AUTHORIZATION

Business Authorization

Print

Number	MB611209	Status Reason	Current
Act	Mortgage Brokers Act		
Type	Registration		
Regulated Entity	MB Mortgages, Inc. / MB Mortgages	Effective Date	11/14/2025
Sector	Mortgage Brokers	Expiry Date	11/13/2027
Licence Level	Mortgage Broker		

Activities

Mortgage Origination <input type="radio"/> No <input checked="" type="radio"/> Yes	Reverse Mortgages <input checked="" type="radio"/> No <input type="radio"/> Yes	Mortgage Administration <input type="radio"/> No <input checked="" type="radio"/> Yes
Mortgage Investment Corporation <input checked="" type="radio"/> No <input type="radio"/> Yes	Placing Investor Funds into Mortgages <input checked="" type="radio"/> No <input type="radio"/> Yes	Handles Trust Funds <input checked="" type="radio"/> No <input type="radio"/> Yes
Mortgage Referrals <input checked="" type="radio"/> No <input type="radio"/> Yes	Lending own Mortgage Funds or Those of Related/Associated Parties <input checked="" type="radio"/> No <input type="radio"/> Yes	Syndicated Mortgages <input checked="" type="radio"/> No <input type="radio"/> Yes

The IRIS Portal – Personal Dashboard

Transition service requests will be here



Personal Dashboard

Submissions initiated by you and scheduled for you by BCFSA are shown in the Personal Submission list.

To view your education history records, go to your [My Profile](#) page. To register for courses, please refer to the following resources:

- For Mortgage Brokers education, visit the [Education and Registration](#) page on the BCFSA website.
- For Real Estate education, visit the [Education and Licensing](#) page on the BCFSA website.
- To register for continuing education/renewal courses, please use [the BCFSA Course Enrollment site](#).

To initiate a new submission, select 'New Submission' from the menu at the top of the page.

Personal Business Authorizations-

A business authorization is your Real Estate licence or Mortgage broker registration. Click on the business authorization number to view more details.

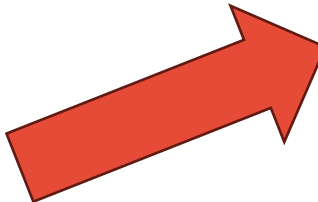
Business Authorization number ↓	Managing Entity	Sector	Type	Subtype	Expiry Date	Status Reason
MB611210	MB Mortgages, Inc. / MB Mortgages	Mortgage Brokers	Registration	Submortgage Broker	10/14/2027	Current

Personal Submissions-

ID ↓	Due Date	Name	Managing Entity	Date Submitted	Status Reason
SR205243	9/30/2026	Application for New Principal Broker for MSA Transition	MB Mortgages, Inc. / MB Mortgages		Draft

Starting the Principal Broker for MSA Transition

Description, purpose



Application for New Principal Broker for MSA Transition - SR205243

- Introduction
- Education
- Requirements
- Attestation
- Pay & Submit

Description

This submission is used to confirm the future Principal Broker for a mortgage brokerage or branch office(s) once the Mortgage Services Act (MSA) is in force.

Sector

Mortgage Brokers

Type

MSA Transition Request

Due Date

2026-09-30

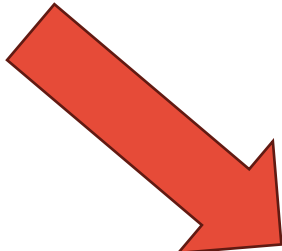
Name

Broker, Morgan

Destination Brokerage

MB Mortgages, Inc. / MB Mortgages

Click here to begin



Start

Confirm Education Requirements

BCFSA [HOME](#) [NEW SUBMISSION](#) [PAYMENTS](#) [DEVELOPMENT](#) [HELP](#) [MORGAN BROKER ▾](#)

Application for New Principal Broker for MSA Transition - SR205243

Introduction ✓ **Education** Requirements Attestation Pay & Submit

Please confirm you have completed all required MSA Transition courses *

- MSA: Getting Started
- MSA: The New Principal Broker - Pt 1
- MSA: The New Principal Broker - Pt 2

Select ▾

Select

Yes

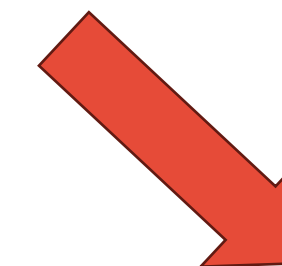
No

[Previous](#) [Save & Next](#)

Review and confirm



Continue to next step



Provide Required Documentation

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for New Principal Broker for MSA Transition - SR205243

Introduction ✓ Education ✓ **Requirements** Attestation Pay & Submit

Please complete the following requirements.
You must click on each of the requirements below and indicate whether the requirement applies to you or not. If a requirement applies to you, you need to attach the required file(s) or document(s).

Name ↑	Notes	Files Attached	Status
Directors resolution letter for Principal Broker application		Required	Incomplete

Please upload any additional documents here if needed.

Name ↑	Notes	Files Attached
Additional Documents		

Previous Save & Next

Click to attach document



Provide Required Documentation

BCFSA

View details

Directors resolution letter for Principal Broker application

A letter signed by all directors confirming the new Principal Broker

Notes

Documents

Add files

Please add at least one file. Accepted formats: docx, xlsx, pdf, png, heic, jpg, txt, osfi, num, 10a, csv, xml

Save

Previous Save & Next

Description

Add file(s)

Provide Required Documentation

The screenshot shows the BCFSAs 'View details' page for a 'Directors resolution letter for Principal Broker application'. The page includes sections for 'Notes', 'Documents', and 'Files Attached'. A file upload dialog box is open, titled 'Add files', with a 'Choose files' button highlighted by a red arrow. The dialog also features a 'Choose Files' input field, a checked 'Overwrite existing files' option, and 'Add files' and 'Cancel' buttons. A red text box with the instruction 'Browse & add file' is overlaid on the dialog. The background page shows a 'Save' button and a 'Status' of 'Incomplete'. At the bottom, there are 'Previous' and 'Save & Next' navigation buttons.

Browse & add file

Provide Required Documentation

The screenshot displays a web application interface for BCFS A. A modal window titled "View details" is open, showing the "Directors resolution letter for Principal Broker application" section. Below the title, there is a "Notes" field and a "Doc" section. A file selection dialog is overlaid on the "Doc" section, showing a "Choose files" input field with the file name "mb_resolution_letter.pdf" and a checked "Overwrite existing files" option. The dialog has "Add files" and "Cancel" buttons. A red arrow points to the "Add files" button in the dialog, with a white box containing the text "Add file(s)" in red. The background shows a "Save" button and a "Status" field with the value "Incomplete". At the bottom of the page, there are "Previous" and "Save & Next" buttons.

Provide Required Documentation

BCFS A ORGAN BROKER ▾

View details

Directors resolution letter for Principal Broker application

A letter

Notes

Doc

Introduction ✓

Please click on you, you need to

Please add at least one file. Accepted formats: docx, xlsx, pdf, png, heic, jpg, txt, osfi, num, 10a, csv, xml

mb_resolution_letter.pdf

Overwrite existing files

Uploading files... Cancel

Add files

Save

Name ↑	Notes	Files Attached
Directors resol		
Additional Documents		

Previous Save & Next

Status: Incomplete

Provide Required Documentation

BCFSA View details ×

Directors resolution letter for Principal Broker application

A letter signed by all directors confirming the new Principal Broker

Notes

Documents

[Add files](#)

Name ↑	Modified	
mb_resolution_letter.pdf (12 KB)	4/17/2026 1:48 PM	

[Save](#)

Save

Previous **Save & Next**

Provide Required Documentation

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for New Principal Broker for MSA Transition - SR205243

Introduction ✓ Education ✓ **Requirements** Attestation Pay & Submit

Please complete the following requirements.
You must click on each of the requirements below and indicate whether the requirement applies to you or not. If a requirement applies to you, you need to attach the required file(s) or document(s).

Name ↑	Notes	Files Attached	Status
Directors resolution letter for Principal Broker application		Required 1	Completed

Please upload any additional documents here if needed.

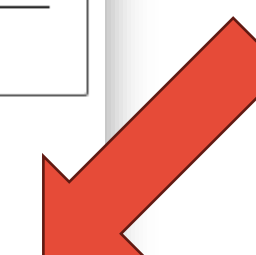
Name ↑	Notes	Files Attached
Additional Documents		

Previous Save & Next

Document saved & attached



Continue to next step



Provide Attestation

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for New Principal Broker for MSA Transition - SR205243

Introduction ✓ Education ✓ Requirements ✓ **Attestation** Pay & Submit

Consent to obtaining a credit rating check
I hereby authorize BCFSA to ascertain my credit rating by performing a credit check with the appropriate Credit Bureau. Note: Any information BCFSA obtains through this consent will be used only for determining suitability for licensing under the *Mortgage Services Act*.

Certification
I certify that I am the applicant for licensing and that the information and statements contained in this application and any attachments are true and complete.

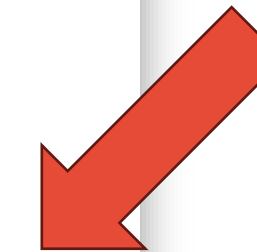
I Agree*

Previous Save & Next

Must certify & agree



Continue to next step



Principal Broker for MSA Transition, Ready to Submit

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for New Principal Broker for MSA Transition - SR205243

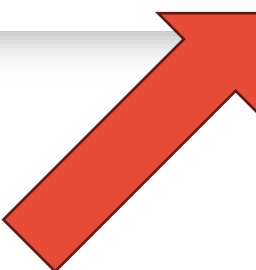
Introduction ✓ Education ✓ Requirements ✓ Attestation ✓ **Pay & Submit**

No payment is required. Please click 'Submit' to complete the process.

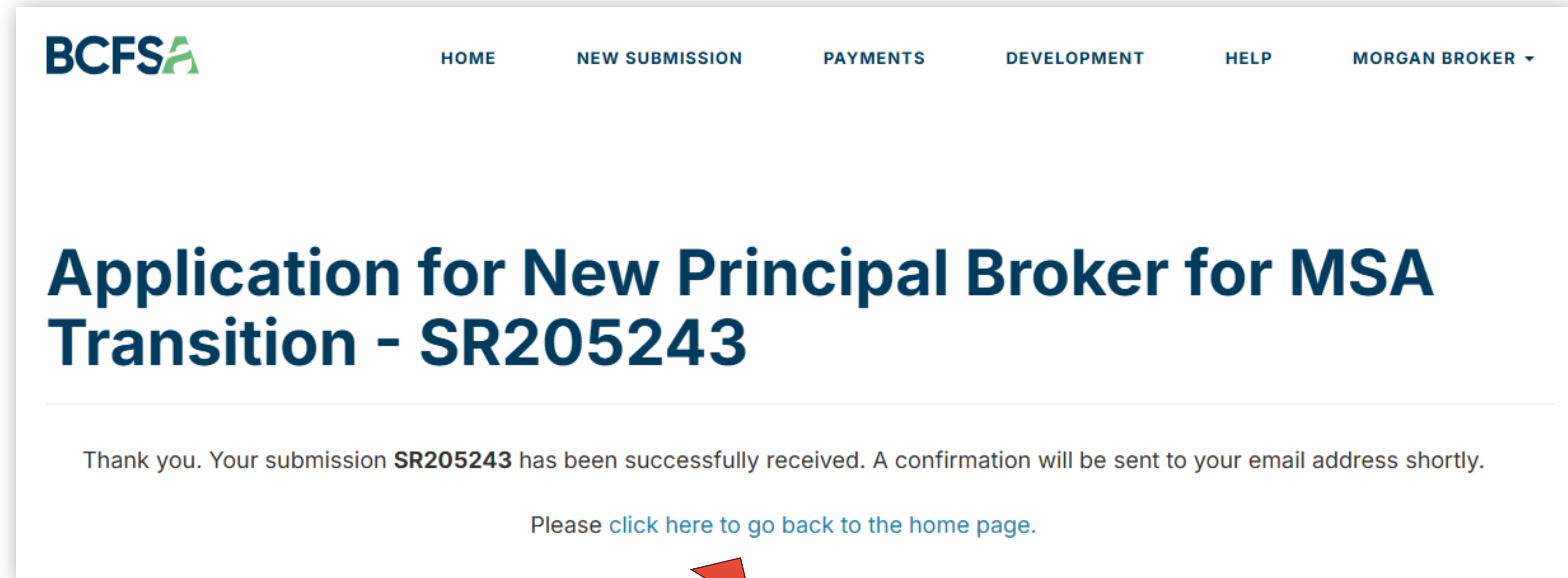
By clicking 'Submit', I confirm that the information provided is accurate.

Previous **Submit**

Click to submit



Principal Broker for MSA Transition, Completed



BCFS A

HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for New Principal Broker for MSA Transition - SR205243

Thank you. Your submission **SR205243** has been successfully received. A confirmation will be sent to your email address shortly.

Please [click here](#) to go back to the home page.

First MSA transition
service request
complete

Principal Broker for MSA Transition, Completed

Personal Business Authorizations-

A business authorization is your Real Estate licence or Mortgage broker registration. Click on the business authorization number to view more details.

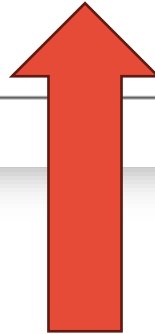
Business Authorization number ↓	Managing Entity	Sector	Type	Subtype	Expiry Date	Status Reason
MB611210	MB Mortgages, Inc. / MB Mortgages	Mortgage Brokers	Registration	Submortgage Broker	10/14/2027	Current

Personal Submissions-

ID ↓	Due Date	Name	Managing Entity	Date Submitted	Status Reason
SR205243	6/30/2026	Application for New Principal Broker for MSA Transition	MB Mortgages, Inc. / MB Mortgages	4/17/2026 1:50 PM	Submitted

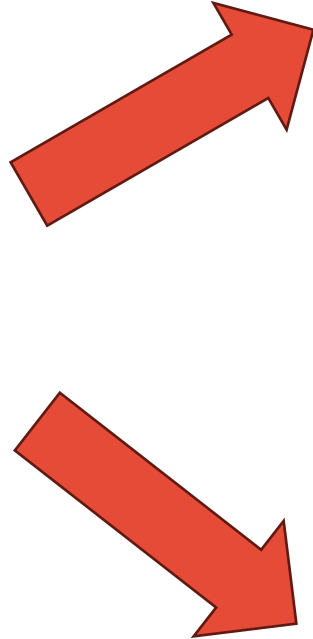


View submitted information



Principal Broker for MSA Transition, Completed

Submitted information



Application for New Principal Broker for MSA Transition - SR205243

i This page provides a summary of the information submitted. If you have any questions or concerns, [please contact BCFSA](#).

Service Request Number

SR205243

Submitted By

Broker, Morgan

Submitted Date

4/17/2026 1:50 PM

Education

Please confirm you have completed all required MSA Transition courses

- MSA: Getting Started
- MSA: The New Principal Broker - Pt 1
- MSA: The New Principal Broker - Pt 2

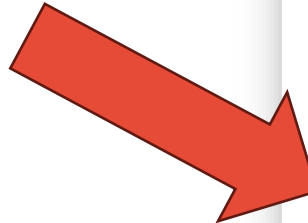
Yes

Completed Requirements

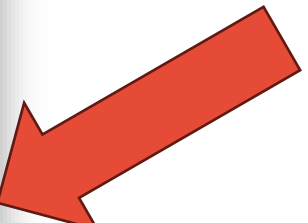
Name	Applicable/Not Applicable	Notes	Files Attached	Status Reason
Additional Documents				Incomplete
Directors resolution letter for Principal Broker application	This document applies to my situation		1	Completed

Starting the MSA Transition for Brokerage

Start the MSA Transition for Brokerage



Previous transition submission



Personal Dashboard

Submissions initiated by you and scheduled for you by BCFSAs are shown in the Personal Submission list.

To view your education history records, go to your [My Profile](#) page. To register for courses, please refer to the following resources:

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- For Real Estate education, visit the [Education and Licensing](#) page on the BCFSAs website.
- To register for continuing education/renewal courses, please use [the BCFSAs Course Enrollment site](#).

To initiate a new submission, select 'New Submission' from the menu at the top of the page.

Personal Business Authorizations-

A business authorization is your Real Estate licence or Mortgage broker registration. Click on the business authorization number to view more details.

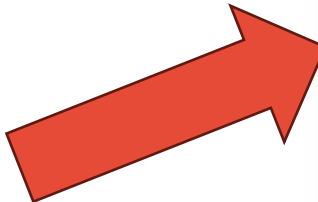
Business Authorization number ↓	Managing Entity	Sector	Type	Subtype	Expiry Date	Status Reason
MB611210	MB Mortgages, Inc. / MB Mortgages	Mortgage Brokers	Registration	Submortgage Broker	10/14/2027	Current

Personal Submissions-

ID ↓	Due Date	Name	Managing Entity	Date Submitted	Status Reason
SR205247	10/30/2026	Application for MSA Transition for Brokerage	MB Mortgages, Inc. / MB Mortgages		Draft
SR205243	9/30/2026	Application for New Principal Broker for MSA Transition	MB Mortgages, Inc. / MB Mortgages	4/17/2026 1:50 PM	Submitted

Starting the MSA Transition for Brokerage

Description, purpose



BCFSA

HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction Applicant Brokerage MSA Licence Address Requirements Attestation Pay & Submit

Description

This Submission is used to confirm the MSA licence categories for a Principal Broker and their associated mortgage brokerage once the Mortgage Service Act (MSA) is in force. A branch office will initially receive the same licence categories on transition to MSA. Licence categories can be amended on or before your next renewal.

Sector

Mortgage Brokers

Type

MSA Transition Request

Due Date

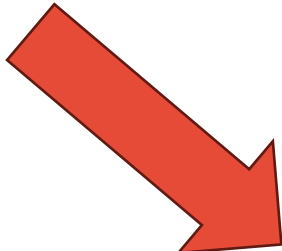
2026-10-30

Name of the Brokerage for which you will be the Principal Broker

MB Mortgages, Inc. / MB Mortgages

Start

Click here to begin



Review Brokerage & Applicant Information

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ **Applicant** Brokerage MSA Licence Address Requirements Attestation Pay & Submit

This is your current information.
If this information is not up to date, please submit a "Update Contact Information for Submortgage Broker" submission, which is a service request on the IRIS Portal.

Legal first name Morgan	Legal middle name —	Legal last name Broker
Preferred name —		

[Previous](#) [Save & Next](#)

Review and confirm



Continue to next step



Review Brokerage & Applicant Information

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ Applicant ✓ **Brokerage** MSA Licence Address Requirements Attestation Pay & Submit

If any details regarding the trust account or year-end are not up to date for the brokerage, please submit a "Update Head Office/Branch Office" submission in IRIS.

Brokerage Legal Name / Trade Name
MB Mortgages, Inc. / MB Mortgages

Brokerage Registration Number
MB611209

Expiry Date
November 13, 2027

Brokerage Fiscal Year End
December 31

Brokerage currently handles trust funds
No

Your Personal Registration Number
MB611210

Expiry Date
October 14, 2027

Previous Save & Next

Review and confirm



Continue to next step



Select Brokerage Licence Categories

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ Applicant ✓ Brokerage ✓ **MSA Licence** Address Requirements Attestation Pay & Submit

Note that the licence category(s) selected will apply to both the Principal Broker licence and the Mortgage brokerage licence for MSA transition.

Select the categories for the MSA licence*

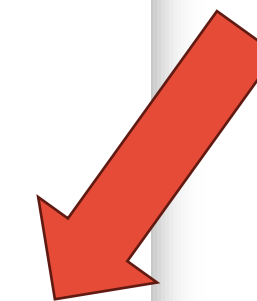
- Dealing in mortgages
- Trading in mortgages
- Mortgage lending
- Administering mortgages

Previous Save & Next

Select applicable categories



Continue to next step



Select Brokerage Licence Categories

BCFSA [HOME](#) [NEW SUBMISSION](#) [PAYMENTS](#) [DEVELOPMENT](#) [HELP](#) [MORGAN BROKER ▾](#)

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ Applicant ✓ Brokerage ✓ **MSA Licence** Address Requirements Attestation Pay & Submit

Note that the licence category(s) selected will apply to both the Principal Broker licence and the Mortgage brokerage licence for MSA transition.

Select the categories for the MSA licence*

- Dealing in mortgages
- Trading in mortgages
- Mortgage lending
- Administering mortgages

You must select at least one licence category.

[Previous](#) [Save & Next](#)

Must select at least one category



Select Brokerage Licence Categories

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ Applicant ✓ Brokerage ✓ **MSA Licence** Address Requirements Attestation Pay & Submit

Note that the licence category(s) selected will apply to both the Principal Broker licence and the Mortgage brokerage licence for MSA transition.

Select the categories for the MSA licence*

- Dealing in mortgages
- Trading in mortgages
- Mortgage lending
- Administering mortgages

Previous Save & Next

Must select at least one category



Continue to next step



Confirm Address and Address Type

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ Applicant ✓ Brokerage ✓ MSA Licence ✓ **Address** Requirements Attestation Pay & Submit

Brokerage Business Addresses

Address Type	Street Address	Province	City	Postal Code	Country
Business	4444 Main St	BC	Vancouver	V5V 3R3	Canada

Identify whether the brokerage address is at a commercial or residential location *

Select

Select

Commercial

Residential

Previous Save & Next

Brokerage address



Identify brokerage address location



Continue to next step



Provide Required Documentation

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ Applicant ✓ Brokerage ✓ MSA Licence ✓ Address ✓ **Requirements** Attestation Pay & Submit

Please complete the following requirements.
You must click on each of the requirements below and indicate whether the requirement applies to you or not. If a requirement applies to you, you need to attach the required file(s) or document(s).

Name ↑	Notes	Files Attached	Status
Copy of Errors and Omissions insurance declaration		Required	Incomplete

Please upload any additional documents here if needed.

Name ↑	Notes	Files Attached
Additional Documents		

Previous Save & Next

Click to attach document



Provide Required Documentation

The screenshot shows the 'Edit Requirement' interface for 'Copy of Errors and Omissions insurance declaration'. A modal window titled 'Add files' is open, allowing the user to upload a file. The file name 'mb_E&O_declaration.pdf' is entered in the 'Choose files' field. The 'Overwrite existing files' checkbox is checked. The background form includes a 'Notes' section, a 'Doc' section with a 'Save' button, and a table with columns for 'Name', 'Notes', and 'Files Attached'. The table contains one entry: 'Additional Documents'. At the bottom, there are 'Previous' and 'Save & Next' buttons.

Name	Notes	Files Attached
Additional Documents		

Add & attach Errors & Omissions declaration document

Provide Required Documentation

BCFSA

ORGAN BROKER


Edit Requirement

Copy of Errors and Omissions insurance declaration

Notes

Documents

Add files

Name ↑	Modified
 mb_E&O_declaration.pdf (12 KB)	4/17/2026 2:23 PM

Save

Previous Save & Next

Attached Errors & Omissions declaration document

Provide Required Documentation

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

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Name ↑	Notes	Files Attached	Status
Copy of Errors and Omissions insurance declaration		Required 1	Completed

Please upload any additional documents here if needed.

Name ↑	Notes	Files Attached
Additional Documents		

Previous Save & Next

Document saved & attached



Continue to next step



Provide Required Documentation

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

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Name ↑	Notes	Files Attached	Status
Copy of Errors and Omissions insurance declaration		Required 1	Completed

Please upload any additional documents here if needed.

Name ↑	Notes	Files Attached
Additional Documents		

All requirements have been fulfilled. Thank you.

Previous Processing...



Provide Attestation

BCFSA HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Introduction ✓ Applicant ✓ Brokerage ✓ MSA Licence ✓ Address ✓ Requirements ✓ **Attestation** Pay & Submit

As the principal broker, director, officer or partner of the related brokerage, I certify, based on diligent review of the applicant and available information, the approval and consent of this application.

I Agree*

Previous Save & Next

Must certify & agree



Continue to next step



MSA Transition for Brokerage, Ready to Submit

BCFSA [HOME](#) [NEW SUBMISSION](#) [PAYMENTS](#) [DEVELOPMENT](#) [HELP](#) [MORGAN BROKER ▾](#)

Application for MSA Transition for Brokerage - SR205247

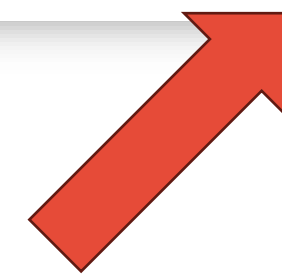
Introduction ✓	Applicant ✓	Brokerage ✓	MSA Licence ✓	Address ✓	Requirements ✓	Attestation ✓	
Pay & Submit							

No payment is required. Please click 'Submit' to complete the process.

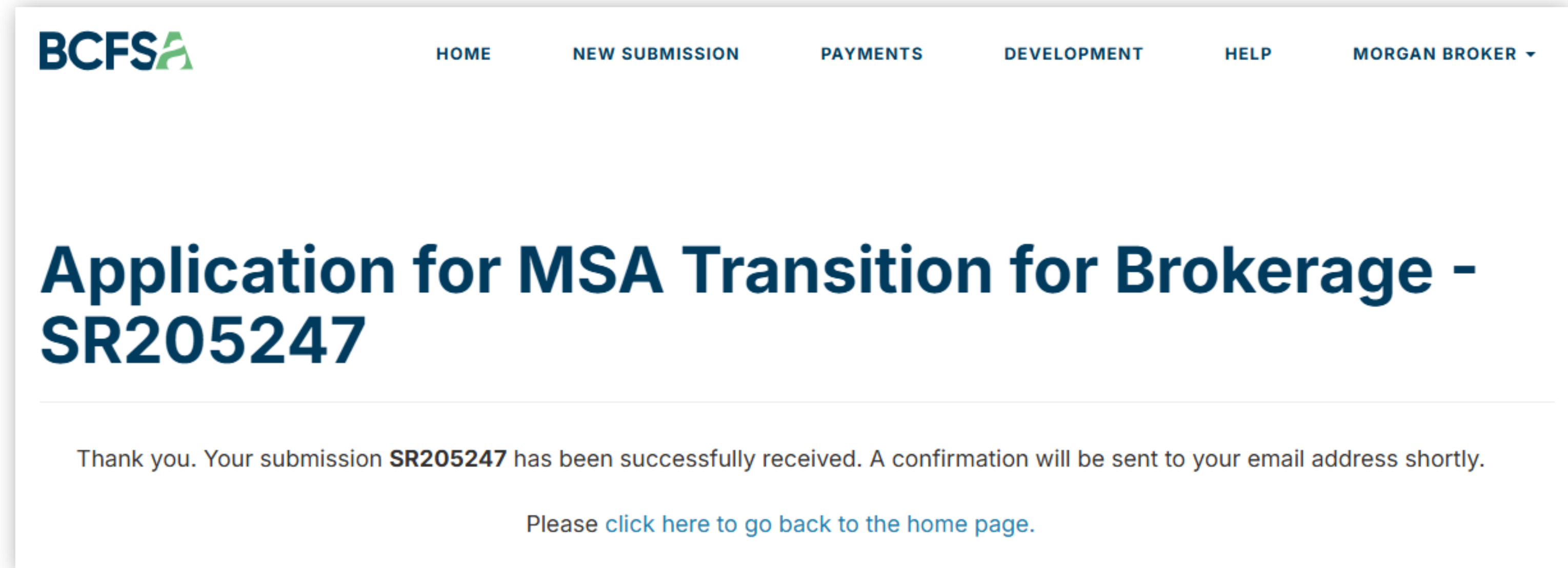
By clicking 'Submit', I confirm that the information provided is accurate.

[Previous](#) [Submit](#)

Click to submit



MSA Transition for Brokerage, Completed



BCFS A

HOME NEW SUBMISSION PAYMENTS DEVELOPMENT HELP MORGAN BROKER ▾

Application for MSA Transition for Brokerage - SR205247

Thank you. Your submission **SR205247** has been successfully received. A confirmation will be sent to your email address shortly.

Please [click here](#) to go back to the home page.

Second MSA transition
service request
complete

MSA Transition Service Requests Submitted

View submitted
information



Personal Dashboard

Submissions initiated by you and scheduled for you by BCFSAs are shown in the Personal Submission list.

To view your education history records, go to your [My Profile](#) page. To register for courses, please refer to the following resources:

- For Mortgage Brokers education, visit the [Education and Registration](#) page on the BCFSAs website.
- For Real Estate education, visit the [Education and Licensing](#) page on the BCFSAs website.
- To register for continuing education/renewal courses, please use [the BCFSAs Course Enrollment site](#).

To initiate a new submission, select 'New Submission' from the menu at the top of the page.

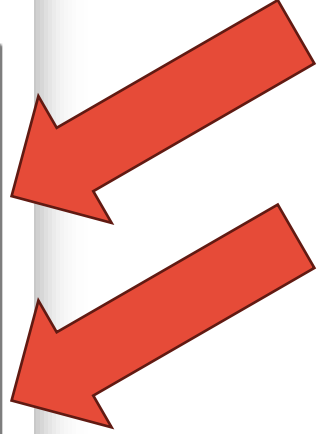
Personal Business Authorizations-

A business authorization is your Real Estate licence or Mortgage broker registration. Click on the business authorization number to view more details.

Business Authorization number ↓	Managing Entity	Sector	Type	Subtype	Expiry Date	Status Reason
MB611210	MB Mortgages, Inc. / MB Mortgages	Mortgage Brokers	Registration	Submortgage Broker	10/14/2027	Current

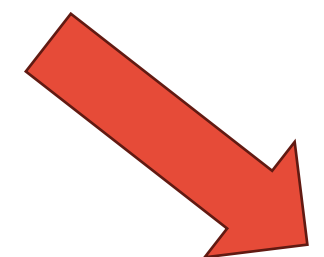
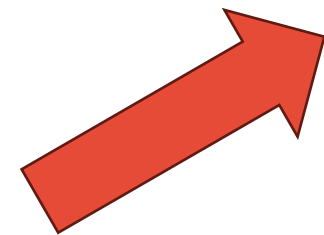
Personal Submissions-

ID ↓	Due Date	Name	Managing Entity	Date Submitted	Status Reason
SR205247	10/30/2026	Application for MSA Transition for Brokerage	MB Mortgages, Inc. / MB Mortgages	4/17/2026 2:24 PM	Submitted
SR205243	9/30/2026	Application for New Principal Broker for MSA Transition	MB Mortgages, Inc. / MB Mortgages	4/17/2026 1:50 PM	Submitted



MSA Transition for Brokerage, Completed

Submitted
information



Application for MSA Transition for Brokerage - SR205247

i This page provides a summary of the information submitted. If you have any questions or concerns, [please contact BCFSA](#).

Service Request Number

SR205247

Submitted By

Broker, Morgan

Submitted Date

4/17/2026 2:24 PM

Your Personal Registration Number

MB611210

Brokerage Registration Number

MB611209

Applicant

Legal first name

Morgan

Legal middle name

—

Legal last name

Broker

Preferred name

—

Brokerage

Brokerage Legal Name / Trade Name

MB Mortgages, Inc. / MB Mortgages

Brokerage Registration Number

MB611209

Expiry Date

November 13, 2027

Brokerage Fiscal Year End

December 31

Brokerage currently handles trust funds

No

MSA Transition for Brokerage, Completed

MSA Licence

Select the categories for the MSA licence*

- Dealing in mortgages
- Trading in mortgages
- Mortgage lending
- Administering mortgages

Address

Brokerage Business Addresses

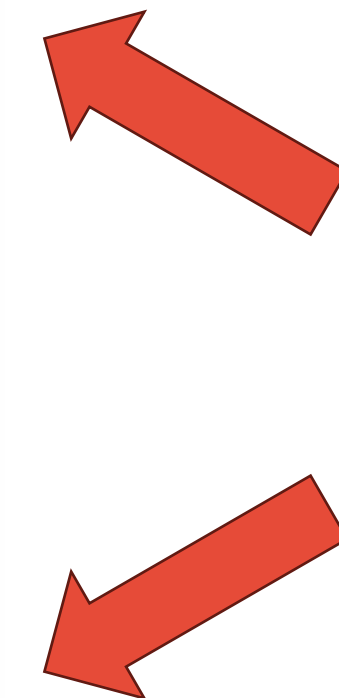
Address Type	Street Address	Province	City	Postal Code	Country
Business	4444 Main St	BC	Vancouver	V5V 3R3	Canada

Identify whether the brokerage address is at a commercial or residential location

Commercial

Completed Requirements

Name	Applicable/Not Applicable	Notes	Files Attached	Status Reason
Additional Documents				Incomplete
Copy of Errors and Omissions insurance declaration	This document applies to my situation		1	Completed



Submitted
information

MSA Transition for Brokerage, Completed

Residential
location



MSA Licence
Select the categories for the MSA licence*

Dealing in mortgages
 Trading in mortgages
 Mortgage lending
 Administering mortgages

Address

Brokerage Business Addresses

Address Type	Street Address	Province	City	Postal Code	Country
Business	4444 Main St	BC	Vancouver	V5V 3R3	Canada

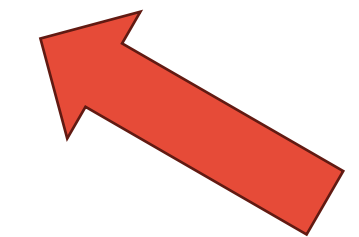
Identify whether the brokerage address is at a commercial or residential location

Residential

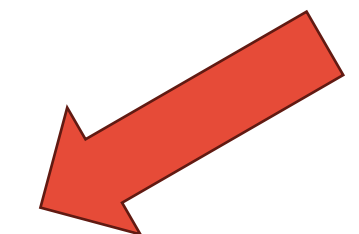
I adhere to all applicable by-laws

Completed Requirements

Name	Applicable/Not Applicable	Notes	Files Attached	Status Reason
Additional Documents				Incomplete
Copy of Errors and Omissions insurance declaration	This document applies to my situation		1	Completed



Submitted
information



IRIS FAQs

Q: What will happen if I don't respond to the IRIS Transition Submission?

A: If you do not complete the transition service requests, you and your mortgage brokers and brokerage will not transition from a registration to a licence.

Therefore, your brokerage and brokers will be unable to conduct mortgage business in the province of BC.

Q: What if I change my mind after I make my submission, and I want to wind up my brokerage or change categories of service?

A: If you have submitted your transition application but later decide not to continue operating a brokerage, you must submit a wind-up application to formally close the brokerage.

- Requests to amend a transition application – whether related to selected licence categories or changes to the principal broker – will not be processed until after the enforcement date of October 13, 2026.**
- Reach out to mortgagebrokers@bcfsa.ca**



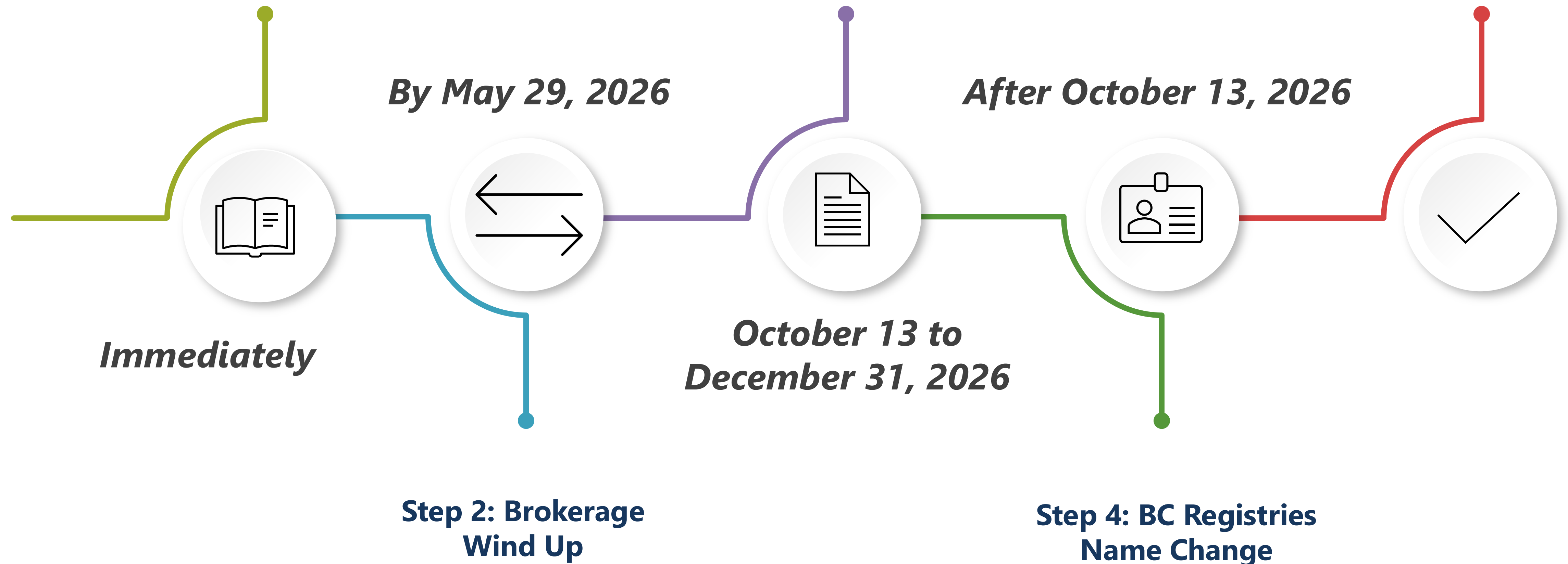
Converting a Brokerage to a Personal Mortgage Corporation

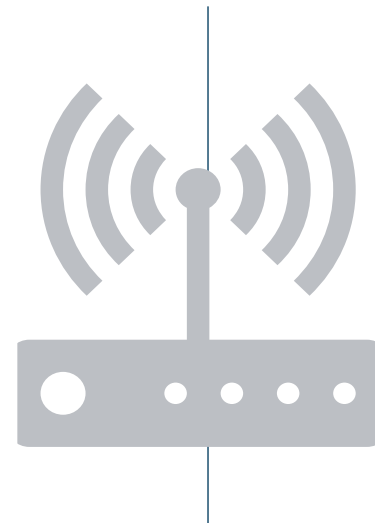
Converting a Brokerage to a PMC

Step 1: Requirements Review

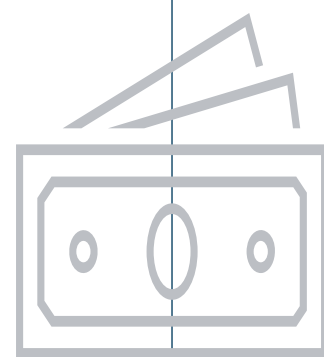
**Step 3: Apply for
PMC Licence**

Step 5: PMC Name Approval

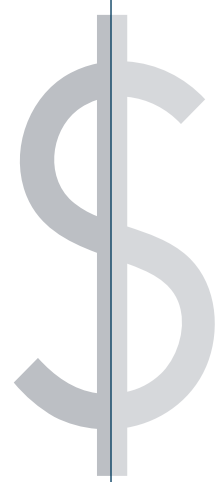




Signals your intent to apply for a Personal Mortgage Corporation.



Allows you to continue to receive remuneration into your personal service corporation.



Eligible for a refund of registration fees.

Why do I need to sign an acknowledgement form?

PMIC FAQs

**Q: How do I submit the
PMC Acknowledgment
Form?**

A: Sign the PMC Acknowledgement Form and include it in your Terminate Mortgage Broker application in IRIS.

Note: upload the completed PMC Acknowledgement Form to the Additional Documents section on the Requirements page within the same IRIS submission.

Q: What are the rules for naming my PMC, and can I use a 'dba'?

A: The legal name of a PMC must include both:

- **The name of the corporation as approved by the superintendent; AND**
- **The term “Personal Mortgage Corporation”. This may not be abbreviated.**

**Q: Can I conduct business
other than mortgage services
through my PMC?**

A: The MSA prohibits a PMC from conducting any business other than mortgage services.

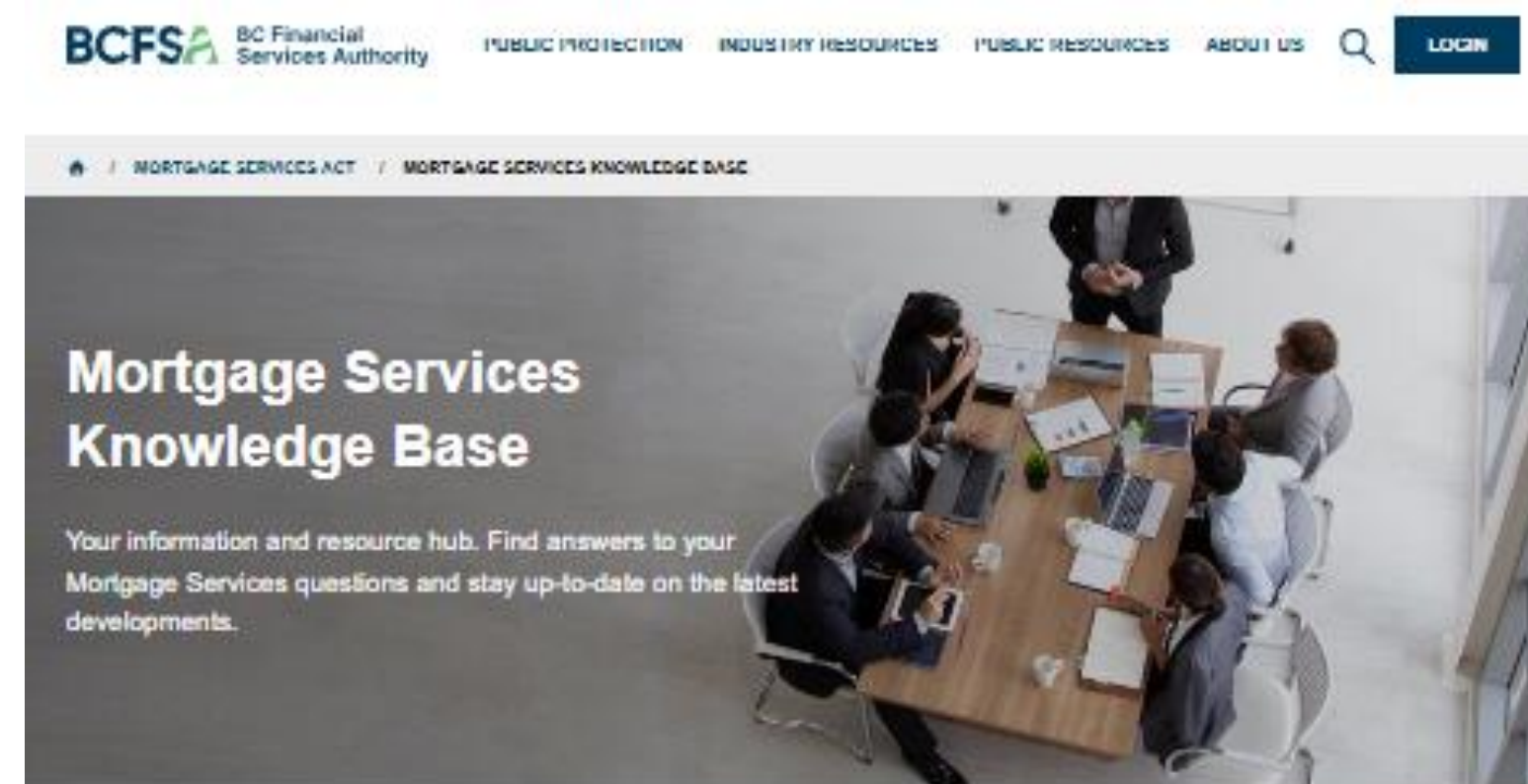


Resources and Support

Mortgage Services Knowledge Base

WHAT IT IS

- Central hub for MSA regulatory information and guidance.
- Supports understanding and compliance for current MBA registrants and future MSA licensees navigating new licensing requirements.
- Updated monthly throughout transition, ensuring latest information is available to inform decisions ahead of the MSA coming into force.
- Will serve as continued resource post-transition.



!
More information is coming

Regulatory resources and information related to the new Mortgage Services Act ("MSA") will continue to be added to the Mortgage Services Knowledge Base over the coming months as new information is available. Check back regularly to see new information.

MSA Bulletin

27 NOVEMBER 2025
Launch of the Mortgage Services Knowledge Base and Introduction of New Regulatory Instruments
→ [SEE MORE](#)

27 NOVEMBER 2025
Welcome to the MSA Bulletin

Regulatory Statements

Regulatory Statements provide details on how mortgage broker professionals must comply with legislative requirements.
→ [SEE ALL](#)

Regulatory Index

Information about regulatory topics affecting Mortgage Brokers.
→ [SEE ALL](#)

Advisories

Advisories provide information about emerging issues and regulatory matters that are material to the business activities of regulated entities.
→ [SEE ALL ADVISORIES](#)

Search the Knowledge Base

Search...

[SEARCH](#) → [SEE ALL](#)

How to find it



Latest News







25 MARCH 2026 BCFSA's Approach to Real Estate Regulation: Remarks at BC Real Estate Association Annual General Meeting	2 MARCH 2026 Search Before You Sign: BCFSA Kicks Off 2026 Fraud Prevention Campaign	17 FEBRUARY 2026 BCFSA Launches New Three-Year Strategic Plan
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[File a Complaint](#) → [Find a Mortgage Broker](#) →

Mortgage Services Act

View information and updates about the *Mortgage Services Act* and what it means for the mortgage services industry. This page will be updated regularly with more information as it becomes available.

→ [LEARN MORE](#)

 <h3>Mortgage Services Knowledge Base</h3> <p>Your information and resource hub. The Knowledge Base will be updated regularly throughout the MSA transition with new regulatory statements, information and guidelines.</p> <p>→ SEE ALL</p>	 <h3>MSA Education</h3> <p>BCFSA has developed mandatory transition education to help current mortgage broker registrants prepare for licensing under the MSA.</p> <p>→ LEARN MORE</p>
 <h3>Transition to the MSA</h3> <p>The new MSA represents a significant shift for the mortgage services industry. Read more about what the transition period will look like and how it will impact you.</p> <p>→ LEARN MORE</p>	 <h3>MSA Licensing</h3> <p>Find out more about the licensing process under the MSA, including information about the new licensing levels and categories, and what you need to do to become licensed.</p> <p>→ LEARN MORE</p>
 <h3>MSA Fees</h3> <p>Find out more about the fee schedule that will be implemented when the MSA comes into force.</p> <p>→ LEARN MORE</p>	 <h3>MSA Regulatory Information</h3> <p>View advisories and other regulatory information about the MSA.</p> <p>→ SEE ALL</p>

Transition Checklist

- Checklist with key actions for those becoming licensed as PMC, Principal Broker, Mortgage Broker.
- Identifies required actions and responsibilities for transitioning to MSA.
- Downloadable versions available on BCFSA website.

Your transition to the Mortgage Services Act (MSA)

Checklist for Designated Individuals:

Task	Deadline
Attend BCFSA MSA Transition information session.	April 29, 2026
Complete second Brokerage Readiness Assessment.	May 31, 2026
Complete BCFSA service request: Select a Principal Broker for Designated Individuals who will have a full-scale brokerage under the MSA.	July 13, 2026
Confirm submortgage brokers have completed transition education <ul style="list-style-type: none"> • MSA: Getting Started • MSA: The New Mortgage Broker 	September 1, 2026
Complete BCFSA service request: Select brokerage categories.	September 13, 2026
Complete Principal Broker transition education courses: <ul style="list-style-type: none"> • MSA: Getting Started • MSA: The New Principal Broker – parts one and two <i>Note: BCFSA strongly recommends completing MSA transition education as early as possible, ideally before completing the service requests.</i>	September 22, 2026
Consider the new MSA requirements that will impact your brokerage, including branch planning, updated policies and procedures, marketing and advertising rules, and mandatory errors and omissions insurance.	October 13, 2026
Review MSA regulatory information in Mortgage Services Knowledge Base.	October 13, 2026
Encourage submortgage brokers to review information in Mortgage Services Knowledge Base.	October 13, 2026

What happens if you don't complete these transition tasks

Your transition to the MSA includes several activities. Failure to complete the mandatory transition education courses by September 22, 2026, could result in the following impacts to you:

- ⊗ Your registration, and the registrations of all individuals registered with your brokerage, will not be transitioned to a licence when the MSA comes into force on October 13, 2026.
- ⊗ You and any individuals registered with your brokerage will be considered unlicensed and therefore unable to provide mortgage services until you become licensed.
- ⊗ You may be subject to disciplinary action, including administrative penalties, by BCFSA if mortgage services are provided while the brokerage is not licensed.
- ⊗ Any in-flight files may need to be put on hold until a licence is obtained or transferred to another brokerage for completion, potentially creating impacts and risks for your clients.

Note: If you do not wish to transition your registration to a licence under the MSA, you should take steps to surrender your registration by September 22, 2026. More information about how to do this can be found on [BCFSA's Mortgage Brokers Resource page](#).

MSA Transition Education

All registered mortgage brokers complete *six* modules:

- MSA: Getting Started
- Licence Levels and Mortgage Services
- Mortgage Brokerage Structures, Requirements, and Responsibilities
- Principal Broker Requirements and Responsibilities
- Duties and Disclosures
- Disciplinary Proceedings and Regulatory Enforcement

MSA: The New Mortgage Broker
Required: All submortgage brokers
Launched: April 15, 2026

} **Required:** All
Launched: September 9, 2025

} **MSA: The New Principal Broker Part One**
Required: All Designated Individuals
Launched: November 12, 2025

} **MSA: The New Principal Broker Part Two**
Required: All Designated Individuals
Launched: April 15, 2026

MSA Education QR Code - Registration Links

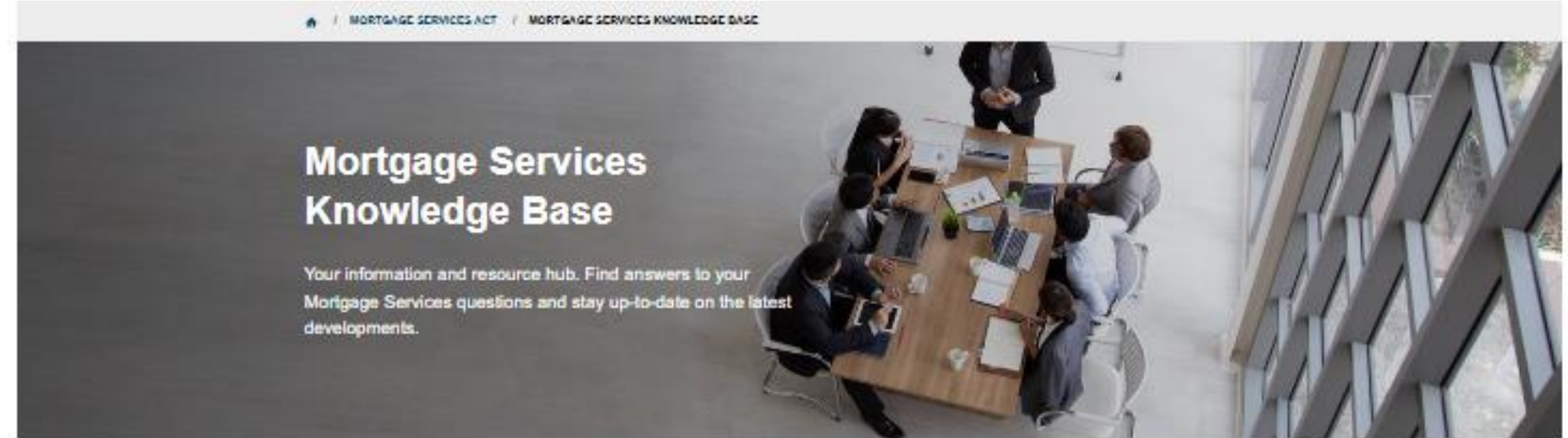


**MSA: THE NEW PRINCIPAL BROKER
PART ONE AND PART TWO COURSES**

UPCOMING MSA TRANSITION ITEMS	DATE
MSA: The New Principal Broker Part 2	April 15
MSA: The New Mortgage Broker	April 15
Preparing for the MSA: Transition Service Requests Information Session	April 29
Transition Submission Service Request: Identify Principal Broker	May 13
Brokerage Readiness Assessment #2	May 18
Deadline: Personal Mortgage Corporation Acknowledgement Form	May 29
Transition Submission Service Request: Select Brokerage Licence Categories	July 13
Deadline: Complete Transition Education	September 22

Stay up-to-date on everything MSA:

- Copy the links posted in the chat
- Monthly MSA Matters newsletter
- Regularly check BCFSA's Mortgage Services Knowledge Base
- Questions? Get in touch with BCFSA Practice Standards Advisors (msa@bcfsa.ca)



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SEARCH → [SEE ALL](#)

Legislation

→ [MORTGAGE SERVICES ACT](#)

**Thank
you.**