Disclosure of Risks to Unrepresented Borrower

Before I begin working on this mortgage transaction, I must give you this form to confirm that **I represent a lender and CANNOT represent you as a client.**

MY ROLE

I can only provide you with limited services to help you find a suitable mortgage based on the mortgage products available to me.

I Can

- Give you general information
- Negotiate with you on behalf of the lender
- Provide standard forms and documents
- Use your personal information to prepare offers or agreements

I Cannot

- Act in your best interests
- Give you advice
- Negotiate for you or on your behalf
- Agree to keep all of your personal information confidential

HOW WE ARE PAID

The mortgage brokerage may be paid through:

- Fees charged to you
- Remuneration from the lender
- Remuneration from third parties (for things like referring you to another person)

If you are an individual looking for a consumer mortgage (primarily for personal, family, or household use), we can only deduct fees from the mortgage amount when it is funded. We cannot charge you any upfront fees for arranging a consumer mortgage (including application or cancellation fees), unless it is used for third party expenses (e.g., appraisal fees).

DUTIES I OWE YOU AS A NON-CLIENT

Although I cannot represent you as a client, I must:

- Explain why I think the mortgage product I am presenting suits your needs and circumstances
- Treat you fairly, be truthful, and act in good faith
- Use reasonable care and skill
- Clearly and promptly share required information, including the total cost of credit

MY RELATIONSHIPS WITH LENDERS

Based on a suitability assessment, I will:

(select option)

- ○ Present you only with mortgage option(s) funded by our mortgage brokerage
- ○ Send your mortgage application to lenders I have a relationship with
- ○ Other (description):

____

The following lender(s) typically funded 20% or more of the total number of mortgages, or my related mortgage brokerage, helped arrange for borrowers:

(select option)

- ○ Not applicable because our mortgage brokerage funded all mortgages we arranged
- ○ Not applicable because no single lender funded 20% or more of the mortgages we arranged including this brokerage
- ○ Lender(s) information:

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FURTHER DISCLOSURE

When we provide you with mortgage options, we will give you:

- **Disclosure of suitability and material risks:** this helps you decide if a mortgage meets your needs and circumstances.
- **Disclosure of interests:** this shows you the potential interests I, or people connected to me, might have in your mortgage transaction.
- **Disclosure of remuneration:** this tells you how much the brokerage gets paid.
- **Financial disclosure, including the total cost of credit:** this shows you how much money you will have to pay over the term of the consumer mortgage.

ACKNOWLEDGEMENT AND SIGNATURES

This disclosure of risks to unrepresented parties is required under section 69 of the Mortgage Services Rules. This is not a contract. Accepting or signing this does not prevent you from obtaining the services of another mortgage broker or brokerage.

You can either continue to work with this mortgage broker and brokerage unrepresented, or you can choose to work with your own mortgage broker who will represent your best interests and may be able to offer more suitable options. **If you do not want a mortgage broker to represent you, it is recommended you talk to another professional—like a lawyer, accountant, or financial advisor—for advice.**

Borrower Name(s): ____________________ Date: ____________

Borrower Signature(s): ____________________

I understand that, under the Mortgage Services Act, it is misconduct to make (or allow to be made) a false or misleading statement in any record, which includes omitting authorized or required information. I further acknowledge that if there is any substantive change to the information provided, I will promptly disclose this change.

Mortgage Brokerage Name: ____________________ Date: ____________

Mortgage Broker Name(s): ____________________

Mortgage Broker Signature(s): ____________________

This disclosure was provided by:

(select option)

◯ Email ◯ In-person ◯ Other (describe): ____________________

The mortgage brokerage must keep a copy of this disclosure form and provide it to BC Financial Services Authority upon request.

BC Financial Services Authority (BCFSA) is the legislated regulatory agency that works to ensure mortgage services licensees have the skills and knowledge to provide you with a high standard of service. All mortgage services licensees must follow rules that help protect consumers, like you. We are here to help you understand your rights. For additional information on mortgage services, or to ask us a question or file a complaint, visit us online at www.bcfsa.ca, email us at servicecentre@bcfsa.ca, or call us at 604 660 3555 or 1 866 206 3030. You can submit an anonymous tip through BCFSA's website.