Disclosure of Interests to Borrower

Mortgage brokers and brokerages (if applicable) must disclose whether we, or any of our associates or related parties, have any interest in your mortgage transaction. Since relationships between parties involved in a mortgage transaction can sometimes lead to actual or perceived conflicts of interest, this information **helps you understand any potential conflict of interest** in the mortgage you choose.

WHAT IS AN INTEREST?

I must disclose direct and indirect interests. A **direct interest** is any benefit that goes directly to a mortgage broker and/or brokerage. An **indirect interest** is any benefit that goes to an associate or related party of the mortgage broker and/or brokerage.

If the direct or indirect interest has no dollar value, I will clearly describe it so you understand what it is. If the interest has a dollar value, I will give an exact amount or an estimate.

ASSOCIATES AND RELATED PARTIES ARE:

- Co-workers or business partners
- Family members (immediate and extended family)
- Companies or business entities they own or control
- Brokerage leadership, such as partners, officers, and directors
- Trusts or estates they are involved in
- Major shareholders of the brokerage or lender
- People who influence or are influenced by them

WHAT THIS FORM DOES NOT COVER

Disclosure of interests does not include any remuneration the brokerage receives directly from you, other parties to the mortgage transaction, or from other people I refer/recommend to you. That information is disclosed separately in Form 4 - Disclosure to Borrower of Expected Remuneration and, if applicable, Form 7 - Disclosure to Client of Remuneration.

DISCLOSURE

Description of any direct or indirect interest the mortgage broker or mortgage brokerage (if applicable) has or may acquire in this mortgage transaction:

Description of any direct or indirect interest that a related party or associate has or may acquire in this mortgage transaction as a result of their relationship with the mortgage broker or mortgage brokerage (if applicable):

Description of any other actual or perceived conflict of interest in this mortgage transaction:

ACKNOWLEDGEMENT AND SIGNATURES

This disclosure of interests is required under section 74 of the Mortgage Services Rules.

I understand that this disclosure must be true, plain, and not misleading. I further 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): ______________________

Borrower Name(s): ______________________ Date: ______________

Borrower 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.