



**MORTGAGE ARCHITECTS INC.
BORROWER DISCLOSURE DOCUMENT**

MORTGAGE BROKERAGE'S ROLE

The mortgage brokerage's role (and that of its representatives, brokers and associates) and obligations to the borrower (you) and the lender will vary depending on the nature of the service relationship between the mortgage brokerage, you and the lender. This document describes the mortgage brokerage's role and resulting obligations to you. You are encouraged to discuss this document with your mortgage brokerage, Mortgage Architects Inc., and its representatives, brokers and associates and ask any questions you may have.

A mortgage brokerage cannot always provide the lowest rate or best terms in the marketplace. Mortgage Architects Inc. will endeavour to obtain the best mortgage for the borrower (you) depending on your qualifying income, credit history, equity and choice of property.

NATURE OF RELATIONSHIP

☐ Mortgage Architects Inc. acts as an intermediary between the borrower (you) and lenders who have authorized it to offer their mortgage products to borrowers. In this service relationship, Mortgage Architects Inc. is authorized to offer the mortgage products of multiple lenders to borrowers who are seeking to secure a mortgage. Mortgage Architects Inc. is not employed directly or indirectly by any of the lenders for whom it is authorized to offer mortgage products.

Mortgage Architects Inc.'s duties to you, the borrower, are to act competently and honestly and to disclose all relevant information associated with the mortgage dealing.

Mortgage Architects Inc.'s duties to the lender are to be honest, exercise reasonable care & skill, complete & submit documentation, disclose steps taken to verify information & documentation as part of the application process and keep the lender informed of the progress of the application.

☐ The brokerage and I will only represent you, the borrower. In this service relationship we have an obligation to represent your best interests at all times. In addition to the duties identified under Interest Disclosure, we will:

- ☐ Recommend a particular option(s);
- ☐ Advocate on your behalf; and
- ☐ Provide confidential advice

Mortgage Architects Inc. offers mortgage products from multiple lenders, including:

- ☐ Publicly traded corporations governed by the Canadian Bank Act or Canadian Trust Legislation
- ☐ Private Lenders
- ☐ Mortgage Finance Companies

Nature of relationship between the lender and my brokerage where the brokerage is an INTERMEDIARY or representing the borrower:

- ☐ The brokerage is an affiliate or subsidiary of the lender _____
- ☐ The brokerage and its representatives have a direct or indirect interest in the transaction
- ☐ Lenders expect to consider your application prior to any other lenders

☐ The brokerage and I will only represent the lender(s) and will treat you the borrower as a customer of the lender. In this service relationship, we have an obligation to represent the lender's best interests.

COMPENSATION:

Mortgage Architects Inc. may (will) be compensated for this mortgage transaction in the following ways:

- ☐ By way of commission or fee paid by the lender depending on the length of the term or the amount of the mortgage
- ☐ By way of renewal commission from the lender and/or;
- ☐ By way of fee charged to you in the amount of _____

Mortgage Architects Inc. and its associates may (will) also receive monies or non-monetary benefits from the lender that include:

- ☐ Additional commission from the lender based on volume and efficiency;
- ☐ Travel rewards, points, gifts and marketing expenses

OTHER FEES

The borrower (you) may be responsible for additional fees, including the following:

- ☐ Property appraisal fees, legal fees, title insurance fees, default mortgage insurance fees, home inspection fees, registration fees, lender fees, and home owner insurance fees

REFERRAL FEES

Mortgage Architects Inc. may (will) be receiving referral fees in relation to this transaction:

Yes

From Whom _____

No

Mortgage Architects Inc. may (will) be paying others part of its compensation for this mortgage referral

Yes

From Whom _____

No

I/we authorize the brokerage to obtain a credit report for the purposes of my/our mortgage application and I/we authorize the brokerage to exchange such credit information with potential mortgage lenders, mortgage insurers or service providers for the purpose of securing mortgage financing. Pursuant to the Real Estate Act, the brokerage is required to maintain the application and credit information for a minimum period of 3 years.

I/we hereby consent to the brokerage to collect, use, and disclose my/our personal information for the purposes of securing a mortgage on my/our behalf. In addition, I/we authorize the Brokerage to verify any information pursuant to my/our application from any source.

Mortgage Architects Inc.

Mortgage Associate's Name _____

Associate's Signature: _____ Date: _____

Borrower's Name _____

Borrower's Signature: _____ Date: _____