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**NAME OF MORTGAGE BROKERAGE**

**MORTGAGE DISCLOSURE**

Borrower(s) \_\_\_\_\_

Property \_\_\_\_\_

**NOTICE TO BORROWER(S):** Mortgage brokerages are required to act in your best interests, unless the mortgage brokerage is acting for a private investor not represented by another mortgage brokerage in which case you will be told this in writing.

Mortgage brokerages acting in your best interests must assess your requirements before giving you a written confirmation as to which available mortgage is best for you. A mortgage is considered available if it is offered by a lender the mortgage brokerage can access, and you meet the qualifications stated by the lender. Mortgage brokerages must also inform you of additional information regarding the lender, and describe any interest the mortgage brokerage or related person has in the mortgage transaction, including the nature of any payments that will be received. You should keep a copy of this document for your records.

The mortgage brokerage must provide this information to you in writing at least one (1) business day before you either:

- agree to enter into the mortgage; OR
- make any payment in connection with the mortgage, including fees or charges paid for mortgage brokerage services,

1. Description of the Selected Mortgage:

The following mortgage has been identified as the best available mortgage for you:

- Name of Mortgage Lender \_\_\_\_\_
- Name of Mortgage Product (if applicable) \_\_\_\_\_
- Mortgage amount: \$ \_\_\_\_\_
- The mortgage is \_\_\_ conventional or \_\_\_ high ratio [choose one]
- The interest rate is \_\_\_ fixed or \_\_\_ variable
- Initial interest rate of the mortgage is [choose]:  
    \_\_\_\_\_ if a fixed mortgage, \_\_\_\_\_%;  
    \_\_\_\_\_ if a variable rate mortgage:  
        The initial interest rate of the variable rate mortgage is \_\_\_\_\_%  
        The formula to calculate the interest rate is [describe]:

- The interest rate for a fixed mortgage, or the formula for calculating the interest rate for a variable rate mortgage, may change during the term of the mortgage? YES /NO [choose one].

IF YES, EXPLAIN:

- Term of mortgage: \_\_\_\_\_
- Amortization period: : \_\_\_\_\_
- The mortgage is: [choose one]   \_\_\_  Closed (no prepayment privileges)  
   \_\_\_  Partially open (some prepayment privileges)  
   \_\_\_  Fully open (full prepayment privileges)

If partially open, the prepayment privileges are [describe]:

- Other features of this mortgage (e.g. cash back, rebates, fee waivers, other benefits, etc)  
  [describe]:

2. The primary reasons this mortgage was selected for you [provide description, which needs to refer to at least one of the following considerations: whether the mortgage is conventional or high ratio, the interest rate, whether the interest rate is fixed or variable, whether the interest rate may change during the term of the mortgage, the term of the mortgage, whether the mortgage is closed, partially open or fully open, the amortization period]:

3. The mortgage brokerage took the following steps to confirm the identity of the lender [describe]:

The mortgage brokerage was able to confirm the identity of the lender:  
 \_\_\_ Yes      \_\_\_ No [choose one]

4. The mortgage brokerage or any related person has or may have an interest in the mortgage transaction (note: an interest includes any benefit or advantage received directly or indirectly if the mortgage transaction proceeds and would include any remuneration and rewards. Fees collected directly from the borrower and separately disclosed do not need to be included here):

\_\_\_ Yes      \_\_\_ No [choose one]

If Yes, the nature of that interest is [describe both who has an interest and the nature of each interest]:

5. If the answer to number 4 above is that there is an interest in the form of remuneration to be received if the mortgage transaction proceeds:

The person(s) providing the remuneration [identify]:

If the remuneration is in the form of money, the basis for calculating the remuneration is [describe]:

If the remuneration is in a form other than money, the nature of the remuneration is [describe]:

6. ACKNOWLEDGMENT

I/We hereby acknowledge that I/We received a copy of this Mortgage Disclosure Form on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Borrower 1

\_\_\_\_\_  
Borrower 2