



ABMC _____
NAME _____
DATE _____

Disclosure Document

The following form was developed by the Canadian Association of Accredited Mortgage Professional (CAAMP) and the Alberta Mortgage Brokers Association (AMBA) to assist borrowers in understanding their relationship with mortgage brokerages.

Mortgage Brokerage's Role

The mortgage brokerage's role (and that of their representatives, mortgage brokers/associates) and obligations to the borrower and the lender will vary depending on the nature of the service relationship between the mortgage brokerage and the lender or borrower.

Nature of Service Relationship

I will act as a transaction facilitator between the borrower and lenders who have authorized me to offer their mortgage products to borrowers. In this service relationship, I am authorized to offer the mortgage products of one or more lenders to borrowers who are seeking a mortgage. My duties to you, the borrower, are to act competently and honestly and to disclose all relevant information associated with the mortgage dealing. A mortgage professional cannot always provide the lowest rate or best terms in the marketplace.

Whose Products do I offer? Nature of relationship between the lender and me.

Mortgages from multiple lenders. I am not employed by the lender.

I may (will) be compensated for this mortgage transaction in the following ways:

By way of commission/income or fee paid by the lender or client and by the length of the term or the amount of the mortgage.

By way of renewal commission from the lender if you keep the mortgage loan in force.

I may (will) also receive monies or non-monetary benefits from the lender that include:

Additional commission/income based on my volume and efficiency of business with the lender and by you paying a higher rate than otherwise is available with this particular lender. Points that can be used for travel/gifts or seminars.

Other

Refund of fees. If I charge you a fee to arrange your mortgage and I am not successful in getting your mortgage approved by a lender you will receive no refund.

What additional fees will you have to pay?

Specific fees e.g. property appraisal, default mortgage insurance, title insurance, fire insurance, legal fees, an application/placement fee.

As a mortgage professional, I may be paying others (eg. Realtors, financial planners) part of my compensation for this mortgage referral.

The Personal Protection Act

In making this application to Absolute Mortgage Corp., I hereby consent to Absolute Mortgage Corp. collection, use and disclosure of my personal information for the purpose of obtaining a mortgage in accordance with the Personal Information Protection Act via any form of transmittal, including electronic. A copy of PIPEDA can be obtained at <http://lois.justice.gc.ca/en/P-8.6/index.html> .

I/We hereby consent to having Absolute Mortgage Corp., your lenders or agents conduct or cause to be conducted personal and credit investigations and hereby consent to the disclosure of such information. Absolute Mortgage Corp., your lenders or agents can contact my employer in regards to the details of my employment in order to obtain mortgage financing.

Mortgage Broker: Dan Grant Signature _____
Mortgage Brokerage: Absolute Mortgage Corp. Signature _____
Signature: _____ Signature _____
Date: _____ Signature _____