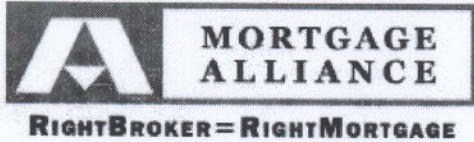


ALBERTA'S (BEST) MORTGAGE



Dated: _____

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. The following document describes the mortgage brokerage's role and resulting obligations to you. You are encouraged to discuss this document with your mortgage brokerage representative and ask any questions you may have.

A mortgage brokerage cannot always provide the lowest rate or best terms in the marketplace. Best rate is dependant on your qualifying income, your credit history, your equity or your choice of property type or location. An Unconditional approval is needed by _____ (if this is a preapproval, it is subject to property evaluation by lender within _____ days of a purchase offer received by mortgage associate.

NATURE OF RELATIONSHIP

Nature of Service Relationship (check one):

- 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.
- I will act only as an agent for you, the borrower. In this service relationship I have an obligation to represent your best interests at all times.

Whose products do I offer?

- Mortgages from multiple lenders

Nature of relationship between the lender and me:

- I am not employed by the lender

COMPENSATION

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

- In most instances by way of commission/income or fee paid by the lender
- In rare circumstances, by charging you a fee, if we are to charge you a fee, it will be disclosed and agreed to in writing by way of a separate engagement letter prior to the commencement of our work on your file.
- Other _____

The Brokerage may also receive monies or non-monetary benefits from the lender that include:

- Additional commission/income based on my volume of business with the lender
- Additional commission/income based on my efficiency with the lender
- Travel/gifts
- Attendance at seminars or conferences

Other _____

What additional borrowers' fees may (will) have to be paid?

- Specific fees e.g. property appraisal, default mortgage insurance, title insurance, legal, home inspections, registrations fees, and home owners insurance
- Other _____

Definitions: "I" mean all applicants for credit signed below; "you" means Alberta's (Best) Mortgage, and assigns.

I certify that all information I give you in connection with this credit application is true and complete.

You may collect credit and other financially-related information about me from me, from service arrangements I have made with or through you, from credit bureaus and other financial institutions, and from references I have provided to you;

You may use this information as follows:

1. You may give it to credit bureaus and other financial institutions, private investors and, with my consent, to other parties* (see below regarding your purchase agent),
2. You may use it to determine my financial situation,
3. You may use it for any purpose related to the provision to me of services I request from you. You may also give it anyone who works with or for you, but only as needed for the provision of those services.
4. You may use my social insurance number as an aid to identify me with credit bureaus and other financial institutions for credit history file matching purposes.
5. You may use my information to promote your services to me. You may also add it to client lists you prepare and use for this purpose. Files are kept a minimum of three (3) years from the date of mortgage advance as per the Real Estate Act Section 25, sub-section 9 requirements.
6. You may assign these agreements for the benefit of creditors and insurers used for this transaction.

*You may advise my Realtor/Builder/Financial Planner _____ about the progress of my application. (Real Estate Associate, Builder's Name, Financial Planner)

Property valuations: I acknowledge that the granting of a mortgage does not represent a confirmation of the value or condition of the property by Alberta's Best Mortgage or assigns, even if appraisals or inspections are conducted by you, mortgage insurers or others acting on the your behalf, before or after loan approval.

***I authorize the use of my credit card number _____ expiry _____**

To a maximum of \$ _____ to obtain an arm's length appraisal, if required for mortgage approval.

Name _____; Signature _____

Mortgage Broker/Associate's Name: _____

Mortgage Brokerage: **Alberta's Best Mortgage**

Mortgage Broker/Associate's Signature: _____

Borrower Name _____

Borrower S.I.N. _____

Borrower Birth date _____

Borrower Name _____

Borrower S.I.N. _____

Borrower Birth date

Borrower Signature:

Borrower Signature:
