



CLIENT CONSENT FORM

Mortgage Architects Inc. ("MA", "we", "us" and "our"), in accordance with our privacy policy and our obligations at law, may collect, receive, retain, use and disclose personal information about you, our client, for the purposes of: verification; assessing credit-worthiness; establishing credit limits; maintaining client relationships; presenting your mortgage application to various lenders and insurers and providing information to you about other products and services that may be of interest to you. We may also disclose your personal information to (i) any potential purchaser of our business and their advisors, (ii) any third party service providers to whom we may outsource our business functions and (iii) any parties involved in the securitization, assignment or pledge of a loan or mortgage that are obtained through us.

By signing this form, you are providing your acknowledgement and express consent to MA and our mortgage broker or agent:

1. to collect, use, retain and disclose your personal information for seven (7) years following the later of a) the date of your latest application with us, or b) the date on which your loans or mortgages we have arranged for you have expired or been terminated;
2. to inquire about and receive your personal information from: consumer reporting agencies, credit bureaus, real estate appraisers, your bank(s) or other financial institutions with whom you deal, your past mortgage brokers, your present and past employers and other third parties who may have information about your financial status;
3. that the approval or granting of any mortgage by a lender to you, as arranged by MA, is not to be construed or relied on by you as representing the value or condition of any underlying security or representing that you have the ability to repay the arranged mortgage debt;
4. to receive commercial electronic messages and other forms of business information, communications and marketing regarding products and services that may be of interest to you;
5. that MA and our mortgage broker or agent may receive fees or incentives from a lender for arranging a mortgage or loan for you. Fees and incentives include but are not limited to money, points or goods and services. Fees and incentives may vary between lenders for similar products and may also be dependent on the amounts and types of mortgage products originated.
6. that MA and our agent have not provided you with any investment advice or services and has advised you of the need for independent financial and tax planning advice from a qualified professional.

If you do not wish to receive any information or marketing from us regarding other products or services that may be of interest to you, please initial the box where indicated:

No, you may not send me any information on other products or services

A copy of our privacy policy and procedures is available on our website: www.mtgarc.ca. You may also contact our privacy compliance officer at 1-877-802-9100.

CLIENT EXPRESS CONSENT & ACKNOWLEDGEMENT:

I hereby acknowledge the information disclosed above and provide my express consent,

Print Client name 1 _____

Print Client name 2 _____

Signature Client 1 _____

Signature Client 2: _____

Date 1: _____

Date 2: _____



Application for Mortgage Financing

Contact information

Applicant			Co-Applicant		
FIRST NAME	LAST NAME		FIRST NAME	LAST NAME	
CURRENT ADDRESS			CURRENT ADDRESS		
CITY	PROVINCE	POSTAL CODE	CITY	PROVINCE	POSTAL CODE
PREVIOUS ADDRESS (IF LESS THAN 3 YEARS AT CURRENT ADDRESS)			PREVIOUS ADDRESS (IF LESS THAN 3 YEARS AT CURRENT ADDRESS)		
CITY	PROVINCE	POSTAL CODE	CITY	PROVINCE	POSTAL CODE
HOME PHONE	BUSINESS PHONE		HOME PHONE	BUSINESS PHONE	
EMAIL ADDRESS			EMAIL ADDRESS		
DATE OF BIRTH	SOCIAL INS. NUMBER		DATE OF BIRTH	SOCIAL INS. NUMBER	

Credit information

Applicant			Co-Applicant		
CURRENT EMPLOYER			CURRENT EMPLOYER		
ADDRESS			ADDRESS		
CITY	PROVINCE	POSTAL CODE	CITY	PROVINCE	POSTAL CODE
OCCUPATION	# OF YEARS EMPLOYED		OCCUPATION	# OF YEARS EMPLOYED	
ANNUAL INCOME	SALARY/HOURLY		ANNUAL INCOME	SALARY/HOURLY	
PREVIOUS EMPLOYER (IF LESS THAN 3 YEARS)			PREVIOUS EMPLOYER (IF LESS THAN 3 YEARS)		
OCCUPATION	# OF YEARS EMPLOYED		OCCUPATION	# OF YEARS EMPLOYED	
ANNUAL INCOME	SALARY/HOURLY		ANNUAL INCOME	SALARY/HOURLY	

Financial information

ASSETS	Name of Financial Institution	Amount/Value
Cash in bank		\$
Real estate (value)		\$
Automobile (value)		\$
RRSPs		\$
Stocks/Bonds		\$
Other assets		\$
Real Estate deposit		\$

LIABILITIES	Name of Financial Institution	Balance Owning	Monthly Payment
Bank Loans		\$	\$
First Mortgage		\$	\$
Second Mortgage		\$	\$
Credit Card		\$	\$
Credit Card		\$	\$
Credit Card		\$	\$
Line of Credit		\$	\$

Requested Mortgage Amount: \$ _____

Purchase Price or Current Value: \$ _____

Downpayment Amount: \$ _____

Closing Date: _____

New Property Information

ADDRESS _____

LOT SIZE _____ BLOCK/PLAN _____ BUILDING TYPE _____ EXTERIOR _____

FREEHOLD OR CONDO _____ OCCUPANCY _____

ANNUAL TAXES \$ _____ CONDO FEES \$ _____

BASEMENT: FINISHED UNFINISHED GARAGE: YES NO SWIMMING POOL: YES NO FIREPLACE: YES NO SQUARE FOOTAGE _____

YEAR BUILT _____ TOTAL ROOMS _____ BEDROOMS _____ FULL BATHS _____ 1/2 BATHS _____

Client Application Authorization and Consent:

We, Mortgage Architects collect, receive, use and disclose personal information about you, our client, for the purposes of: verifying the information provided; assessing your credit-worthiness; maintaining our client relationship; presenting your mortgage application to various lenders and insurers for the purpose of securing and/or renewing a mortgage and/or related service and providing information to you about other products offered or approved by us, our affiliates, related entities or other third party financial partners that we believe may be of interest to you ("marketing purposes"). We may also disclose your personal information under strict confidentiality restrictions to (i) any potential purchaser of our business and their advisors, (ii) any third party service providers to whom we may outsource our business functions and (iii) any parties involved in the securitization, assignment or pledge of loan (s)/mortgage (s) that are obtained through us.

By signing this form (or giving your verbal consent or clicking in the box appearing below), you consent to our collecting, using and disclosing your personal information for the foregoing purposes, and to carry out these purposes you agree that we may disclose your personal information to and receive your personal information from: consumer reporting agencies, credit bureaus, real estate appraisers, your bank(s) or other financial institutions with whom you have or have had dealings, your past mortgage brokers, your present and past employers and such other third parties who may have information about your financial status. If there are more than one applicant, you also agree that we may collect, use and disclose personal information about each of you from the other for the purposes listed above.

If you do not agree that we may collect, use or disclose your personal information for the Marketing Purposes, please initial the box where indicated [or indicate your refusal verbally or click in the box appearing below]. If you do not initial this box [or signify your refusal as described], we will assume that you consent to our collection, use and/or disclosure of your personal information for marketing purposes.

NO, you may not collect, use or disclose my personal information for any marketing purposes.

You hereby agree that Mortgage Architects and your independent mortgage planner may use and retain your personal information for the foregoing purposes for seven years after the later of a) the date of your latest application to us, and b) the date that all of your loans/mortgages contracted through us have expired or were terminated. Our privacy policies and procedures summary is on our website: www.mortgagearchitects.ca.

I hereby give my consent

Signature Applicant

Signature Co-Applicant

Suitability Disclosure

Part One: Agent's Responsibility

Your licenced Mortgage Agent/Broker has evaluated your suitability for mortgage financing using information obtained through your application, credit bureaus and conversations with you. As such, they have considered many factors including, but not limited to, your financial position, your life stage and goals and how mortgage financing will affect your overall household position. Your Mortgage Agent receives ongoing training, supervision, news and updates and is therefore aware of all the products, prices, limitations and fees associated with a wide variety of lenders and their mortgage products. Your Mortgage Agent has carefully matched you with a lender and product they believe to be the best fit with your requirements, and has also considered the risks you, the lender and the brokerage will assume as a result of his/her recommendation. Your Mortgage Agent/Broker has provided you with all the required disclosures, including a Cost of Borrowing Disclosure, Amortisation Schedule, Conflict of Interest Disclosure, and this Suitability Disclosure. If you were eligible, you were also offered a mortgage life insurance option.

Agent: I have documented my assessment of the factors impacting my decision at the time. (e.g., all of the factors above, including economic conditions)

Agent/Broker Signature

Part Two: Risks Associated with Mortgage Financing:

The following represents a list of general risks associated with your mortgage financing. This list does not include risks deemed unlikely to occur by a reasonable person acting in good faith and as such does not represent a detailed summary of every possible scenario. The brokerage has undertaken a reasonable effort to assess and disclose risks specific to your situation.

Risk of Default and Foreclosure:

Regular mortgage payments are due on the date disclosed in your commitment. If these payments are not made on time, interest will continue to accrue on the principle and interest may accrue on overdue interest. In the event you do not make your payments and your mortgage falls seriously into arrears the lender may have the right to foreclose on the subject property and sell it to someone else at market value. If the sale price is less than the balance of financing owed by you, you may be subject to further obligation, including but not limited to: lawsuits, garnishment of wages or seizure of assets by court order.

Risk of Prepayment Penalty

This mortgage has a limited amount of principle that can be paid off every year without penalty. If, for any reason, you exceed this amount you may be subject to an interest penalty. Your commitment specifies the maximum amount you can prepay every year, as well as the method by which your penalty is calculated if you exceed your maximum. A penalty becomes most likely in the event you sell the subject property and do not port the financing to a new home, or if you break your term early. Please see your commitment for details regarding penalties.

Renewal Risk

This mortgage is only valid for the term in question and no lender is under any obligation to renew your financing when your term expires. In most cases, if you have made your payments on time you will be offered a renewal by your existing lender but this is not guaranteed. Any material change to your financial situation including employment, credit or debt can affect the ability to renew your mortgage. Market factors including changes to house prices, interest rates and general underwriting guidelines can affect your ability to qualify for a loan renewal.

Variable Interest Rate Risk (if applicable)

Your mortgage rate is variable, which means that the interest rate will change when your lender's prime rate changes. The lender does not guarantee this rate will remain constant; that it will increase or decrease or that the rate will follow the Bank of Canada's overnight rate. As such, your payments will change when your interest rate changes and if rates raise significantly you may no longer be able to meet your obligations.

Signatures:

Client: I have reviewed this suitability checklist and am aware of the risks associated with my loan. I am satisfied I have disclosed to the brokerage any factors that may increase my risk and am confident in my decision to accept this loan.

Applicant One: _____ Date: _____

Applicant Two: _____ Date: _____