



**Registrar of Mortgage Brokers**  
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## LENDER DISCLOSURE STATEMENT FORM 9- Section 17.1

Neither the Registrar of Mortgage Brokers nor any other authority of the government of the Province of British Columbia has in any way passed on the merits of the matters dealt with in this information statement. This information statement has not been filed with the Registrar of Mortgage Brokers and the registrar has not determined whether or not it complies with Part 2 of the *Mortgage Brokers Act*.

**Please write or print clearly. If additional information is required, reference and attach a schedule to this form.**

### A – CAUTIONS

1. All mortgage investments carry risk. There is a relationship between risk and return. You should very carefully assess the risk of the transaction described in this Lender Disclosure Statement and in the supporting documentation before making a commitment.
2. You are advised to obtain independent legal advice regarding your decision to invest and to ensure that the transaction is structured appropriately to protect your interests.
3. You should only provide mortgage funds “in trust” to a registered mortgage broker or a licensed lawyer or notary. Never provide funds directly to the mortgage borrower or an individual submortgage broker.
4. If you are one of several investors in this mortgage, you may not be able to enforce repayments of your investment on your own if the borrower defaults.
5. You should ensure you have sufficient documentation to support the property valuation quoted in this Investor/Lender Disclosure Statement.
6. You should be satisfied with the borrower’s ability to meet the payments required under the terms of this mortgage.
7. A mortgage broker must not administer, or arrange for another person to administer, a mortgage on your behalf unless the mortgage broker has a written agreement with you that covers matters set out in the *Mortgage Brokers Act*.
8. This Investor/Lender Disclosure Statement and the attached documents are not intended to provide a comprehensive list of factors to consider in making a decision concerning this investment. You should satisfy yourself regarding all factors relevant to this investment before you commit to invest.

### B – BORROWER / GUARANTOR / COVENANTOR INFORMATION

FULL NAME OF BORROWER:

FULL NAME OF GUARANTOR/COVENANTOR (if applicable):

ADDRESS - include postal code

ADDRESS – include postal code

**C – OTHER PARTIES TO THE TRANSACTION REPRESENTED BY THE MORTGAGE BROKER**

The Mortgage Broker represents the following parties to the transaction:

- The lender: \_\_\_\_\_  
Name
- The borrower(s): \_\_\_\_\_  
Name
- Syndicate mortgage lenders: \_\_\_\_\_  
(attach list if more space required)  
Name  
Name  
Name
- A person or entity which will acquire the mortgage from the investor/lender: \_\_\_\_\_  
Name
- Other – please describe: \_\_\_\_\_

**NOTE:**

**If the Mortgage Broker has NOT indicated that it represents you, the Mortgage Broker must still exercise a duty of care to you and deal with you fairly. It is recommended that you obtain independent advice with respect to the transaction.**

**D – PRE-EXISTING OR EXISTING MORTGAGE IN DEFAULT**

Will the lender/investor be acquiring an interest in a currently registered mortgage ?

- Yes  No

If yes, please explain any defaults by the borrower over the past 12 months which the mortgage broker is aware of:

If the mortgage is new, was there a previous mortgage registered against title with the same borrower?

- Yes  No

If yes, please explain any defaults by the borrower on the previous mortgage over the past 12 months which the mortgage broker is aware of:

**E – REGISTERED INTEREST**

- Your interest as a lender will be directly registered in your name on the mortgage document filed at the Land Title Office ; or
- \_\_\_\_\_ will act as a trustee or nominee and will hold a registered interest in the mortgage in trust for you as beneficial owner; or
- Your interest in the mortgage will be secured under the following arrangements:

**F- MORTGAGE INVESTMENT**

Your investment represents:  the entire mortgage **OR**  a portion of the mortgage

Your portion represents \_\_\_\_\_ % of the total. \_\_\_\_\_ other parties have an interest in this mortgage.

**G - TRUST FUNDS**

Will the funds be held in trust pending execution of the mortgage?  Yes  No

If yes, please indicate the party that will hold the funds in trust:

**H – MORTGAGE ADMINISTRATION**

Will the mortgage be administered for you?  Yes  No

If "yes", name and address of administrator:

Describe any fees or attach any fee agreement for the provision of administration services: \_\_\_\_\_

**I – PROPERTY TO BE MORTGAGED**

Is this an inter alia mortgage?

Yes  No

If yes, please skip Sections I and K of this Form and complete Sections I and K of the Form 9 Addendum for Inter Alia Mortgages

Legal Description of Property:

Municipal Address of Property:

Type of Property:

- Property with existing buildings
  - Single family residential
  - Five or more unit multifamily
  - Industrial
- Two to four unit multifamily
- Commercial
- Other: \_\_\_\_\_

Vacant land, development or construction project.  
Details of project/proposed use:

Other (please describe):

Property Taxes:

Annual Property Taxes: \$ \_\_\_\_\_

Are taxes in arrears?

Yes  No

If yes, amount arrears: \$ \_\_\_\_\_

Zoning

If mortgage proceeds are to be used for construction financing, is the zoning on the property to be developed appropriate for the proposed use?

Yes  No

If no, details:

Property Valuation:

Amount: \$ \_\_\_\_\_

Based on:

Appraisal, dated \_\_\_\_\_

Municipal Assessment, Year \_\_\_\_\_

Sale Price \$ \_\_\_\_\_

Other (please describe) \_\_\_\_\_

If appraisal obtained:

Name and address of appraiser:

Valuation is:  Current, as at date: \_\_\_\_\_

Projected Value: \$ \_\_\_\_\_

**J – MORTGAGE PARTICULARS**

Terms of the Mortgages

Amount of your investment: \$ \_\_\_\_\_

Maximum Indebtedness of Mortgage: \$ \_\_\_\_\_

Interest rate is fixed at \_\_\_\_\_ % per annum **OR**

Interest rate is variable, explain: \_\_\_\_\_

Compounding period: \_\_\_\_\_

Payment Frequency: \_\_\_\_\_

Interest only payments:  Yes  No

Payments to be made by Borrower: \$ \_\_\_\_\_

Term: \_\_\_\_\_ Amortization: \_\_\_\_\_

Borrower's first payment due: \_\_\_\_\_

Maturity Date: \_\_\_\_\_

Balance on maturity: \$ \_\_\_\_\_

Mortgage secures a running account:  Yes  No If running account, provide details \_\_\_\_\_

### K – RANK OF MORTGAGE AND LOAN TO VALUE RATIO

#### Rank of mortgage

This mortgage will rank:  First  Second  Third  Other: \_\_\_\_\_

#### Prior encumbrances (existing or anticipated)

None **OR**

(i) Lender/Charge Holder: \_\_\_\_\_  Priority: \_\_\_\_\_

Amount Owing: \$ \_\_\_\_\_ Maximum potential indebtedness allowable under Mortgage: \$ \_\_\_\_\_

In default?  Yes  No

(ii) Lender/Charge Holder: \_\_\_\_\_  Priority: \_\_\_\_\_

Amount Owing: \$ \_\_\_\_\_ Maximum potential indebtedness allowable under Mortgage: \$ \_\_\_\_\_

In default?  Yes  No

(iii) Lender/Charge Holder: \_\_\_\_\_  Priority: \_\_\_\_\_

Amount Owing: \$ \_\_\_\_\_ Maximum potential indebtedness allowable under Mortgage: \$ \_\_\_\_\_

In default?  Yes  No

(iv) Lender/Charge Holder: \_\_\_\_\_  Priority: \_\_\_\_\_

Amount Owing: \$ \_\_\_\_\_ Maximum potential indebtedness allowable under Mortgage: \$ \_\_\_\_\_

In default?  Yes  No

#### Loan to value ratio

a) Total amount owing or maximum indebtedness (whichever figure is higher) of all encumbrances which rank in priority:

\$ \_\_\_\_\_

b) Maximum Indebtedness of mortgage:

\$ \_\_\_\_\_

c) Total amount of mortgages: \$ \_\_\_\_\_  
(a+b)

d) Value: \$ \_\_\_\_\_  
(from Part I)

e) Loan to value: \_\_\_\_\_ %  
(c/d x 100)

### L – ATTACHED DOCUMENTS

**You should review the following documents carefully and assess the risks of this investment before committing to invest. The following documents are attached:**

- A copy of any existing mortgage on the property;
- A copy of any appraisal;
- A copy of any purchase and sale contract entered into by borrower for the purchase of the property;
- Any documentary evidence respecting the borrower's ability to meet the mortgage payments, such as a credit bureau report or a letter from an employer disclosing the borrower's earnings.
- A copy of the borrower's application for a mortgage.
- If the mortgage is a new mortgage, documentary evidence of any down payment made by the borrower for the purchase of the property.

