

## CMB Disclosure to Borrower Details 2023 Ontario

The following must be added to all your Disclosure to Borrower forms prior to signing up every new client in 2023. This information is used to inform the public and disclose important material facts in an easy to understand format. More importantly these are requirements under the Mortgage Brokerages, Lenders, and Administrators Act, 2006.

### **Mandatory**

#### Presentation of Disclosure to the Borrower and Amortization 2 Days prior to Presenting Commitment

The Disclosure to Borrower Form and the Amortization Schedule must be presented to all clients 2 business days prior to presenting the Mortgage commitment or Mortgage Approval.

Best Practice – Sign up your client with the complete sign-up package when you are presenting the commitment, and have the client waive the 2 day notice on the Disclosure to Borrower Form along with the complete sign-up package. **Failure to do this may result in an administrative penalty from FSRA for every occurrence.**

#### Referral – Referral Fee Paid

If a referral fee or client rebate is paid you must complete this portion of the Disclosure.

#### Information on Brokerage

The Brokerage acted for 7 **lenders** during the previous fiscal year.(2022)

The Brokerage is representing The Borrower & the Lender, not to the preference of either.

#### Disclosure of Material Risks

Suitability and Consent questionnaire for market and product risks. Offered budget and reviewed amortization for affordability, offered life insurance for family protection, gave handout for risks to getting a mortgage.

#### Fees and Costs Payable (if applicable)

Appraisal, Brokerage fee, Legal Fees & Disbursements, Insurance Fees, Lender Fees, Inspection Fees, and any other fees required to close the mortgage transaction.

#### Special Conditions

See commitment for details. All lender approvals presented by agents and brokers of CMB Canada Mortgage Brokers come with lender conditions, the borrowers will need to satisfy. CMB cannot guarantee any mortgage approval will be funded by the lenders.



## **Other Items if Applicable**

Particulars/Penalties (1% penalty clause can be waived by mortgage agent)

See Commitment for details. Borrower Signature(s) on the commitment are an acceptance of a contract and failure to close this transaction for any reason will result in a 1% penalty fee payable to C.M.B. Canada Mortgage Brokers Inc.

Transferability

See Commitment. An approval provided by CMB is not transferable to another broker of record with the same lender. CMB cannot be circumvented at any lender, and 1 % penalty will apply to the borrowers if brokerage is replaced.

Notes

This is not an approval. Mortgage rates, terms and conditions may be changed at the option of the Lender.