

Standard Privacy Agreement

At Mortgage Alliance, we take pride in the policies and procedures we use to protect the personal information we collect and maintain on behalf of our clients. Access to personal information is granted to our agents under the *Personal Information Protection and Electronic Documents Act (PIPEDA)*. We will not sell your information unless you give us permission to do so.

Information Collection and Use

To better understand your financial needs and make you aware of new services that could help you reach your goals, we collect personal information from a variety of sources. Some personal information we collect and some of the reasons we collect it include:

- Information received from you via applications or other forms. This information could include, but is not limited to:
 - a) data about you, such as your name, address and contact telephone numbers;
 - b) unique identifiers such as your social insurance number, which we use to fulfill regulatory and other governmental obligations and to distinguish you from other clients with similar names;
 - c) data to help us serve you better, such as your income, employment, age, net worth, investment objectives, and banking information (which we need to know in order to complete transactions with you and on your behalf as you may request).
- Information about your application and experience with Mortgage Alliance or our affiliates. This information may include your account balance, account activity, and usage of various services. We collect this information in order to provide the services you have requested, and to help us determine how we or other non-affiliated companies may be of additional service to you.
- Information we receive from a consumer reporting agency or other source, which may include account information and/or information about your creditworthiness. We use this information to help us determine the terms of credit that would be appropriate to offer you.

Guidelines for Information Disclosure

1. You* may give it to credit bureau agencies, financial institutions, insurers, private investors, a life insurance company and, with my consent, to other parties^ (see below),
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 bureau agencies 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

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

* 'You' - means Mortgage Alliance &/or its brokers/agents.

We share consumer information with our partners such as lenders, insurers, credit bureau agencies and a life insurance company, etc. as required.

Mortgage Alliance will not use or disclose personal information for purposes other than those for which it was collected, except with the consent of the individual or as required or permitted by law. *Mortgage Alliance reserves the right to amend this Privacy Agreement without notice.*

An Ongoing Commitment

This privacy statement is always available on our website, www.mortgagealliance.com. We hope this information is useful to you. Confidentiality is the key to a strong relationship between you and Mortgage Alliance, and we are committed to protecting your privacy. For clarification regarding this policy, please contact our Director of Compliance: John Gabriel 200-2005 Sheppard Ave East, Toronto, Ont. M2J 5B4 (416) 499-5454 x230

Credit Bureau Consent:

I/We the undersigned, declare the information provided with respect to my/our mortgage application is a true & complete representation of my/our financial situation. I/We understand that it is being used to determine my/our credit responsibility and to evaluate and respond to my/our request for mortgage financing. I/We authorize Mortgage Alliance Company of Canada (hereafter referred to as MAC) to obtain a credit report. I/We also authorize MAC to exchange such credit information for the purpose of securing mortgage financing to potential mortgage lenders, mortgage insurers or service providers. MAC is authorized to retain the application and credit information whether or not the mortgage is approved.

I have read, understood, and received a copy of the privacy agreement.

Print Name of Borrower #1

Signature

Date

SIN #

Date of Birth

Print Name of Borrower #2 (if applicable)

Signature

Date

SIN #

Date of Birth

Please return fax this page AND the Standard Disclosure to 1-866-823-1279

Standard Disclosure & Customer Agreement



The following form was developed by the Canadian Association of Accredited Mortgage Professionals (CAAMP) and Real Estate Council of Alberta (RECA) 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. 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 entire marketplace. Best rate is dependent on your qualifying income, your credit history, your equity or your choice of property type or location, and time required for approval and funding.

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 multiple 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 employee of, or agent for, the lender and will treat the borrower as a customer.

Whose products do I offer?

- Mortgages from multiple lenders
- Mortgages from one lender
- Other Mortgage Protection Plan (Creditor Life and Disability)

Nature of relationship between the lender and me:

- I am not employed by the lender
- I am employed by the lender or the lender's subsidiary
- Other _____

COMPENSATION

The brokerage may be compensated for this mortgage transaction in the following ways:

- By way of commission/income or fee paid by the lender
- By charging you a fee
- By way of a renewal commission from the lender if you keep the mortgage loan in force
- By way of salary paid by the lender
- By way of commission depending on the length of the term or the amount of the mortgage

COMPENSATION ...Continued

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
- Receiving equity shares from the lender
- Receiving additional pay because you are paying a higher interest rate than otherwise would be available to you.
- Other _____

OTHER

Refund of fees. If the brokerage charged you a fee to arrange your mortgage and is not successful in getting your mortgage approved by a lender you will receive:

- A full refund of the fees you paid
- Not applicable
- 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, property tax adjustments and home owners insurance
- Other _____

As a mortgage broker/associate, others may (will) be paid part of my compensation for this mortgage referral:

- No
- Yes

Definitions: "I" means all applicants for credit signed below; "you" means The Mortgage Alliance Company of Canada, and assigns. I certify that all information I give you in connection with this credit application is true and complete.

Property valuations: I acknowledge that the granting of a mortgage does not represent a confirmation of the value or condition of the property by Mortgage Alliance Company of Canada 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.

MORTGAGE ALLIANCE "MORTGAGES ARE MARVELLOUS"

Mark Herman and/or Katie McDowell
Mortgage Broker/Associate's Name

Borrowers:

Date Signed: _____

Date Signed: _____

Borrower Name (Print): _____

Borrower Name (Print): _____

Borrower Signature: _____

Borrower Signature: _____

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