MHC Mortgage House Disclosure or Consent Form

Mortgage Professionals Role

The Mortgage Brokerage's role (and that of their representative, 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 broker'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.

Nature of Relationship

I will act as a transaction facilitator between the borrower and lender who 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.

Whose Products do I offer?

Mortgages from multiple lenders.

Nature of relationship between the lender and myself

I am not employed by the lender or the lenders subsidiary.

Compensation

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

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

I may (will) also receive monies or non-monetary benefits from the lender that include:

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

What Additional Fees will you have to pay?

Specific fees e.g. property appraisal, default mortgage insurance, title insurance, legal fees, fire insurance.
As a mortgage professional, I will not be paying others (e.g. realtors, financial planners) part of my commission for this mortgage referral.
Borrower waives a written service contract.

Signing this form also serves as authorization to obtain and distribute your credit history as per your application for a mortgage.

_____	_____	_____20__
Borrower Name	Borrower Signature	
_____	_____	_____20__
Borrower Name	Borrower Signature	