yms YOUR MORTGAGE SOURCE™

35639 Eagle View Place
Abbotsford, BC V3G 0C8

604.556.3893
info@YmsCanada.ca

"It has been a pleasure to deal with Your Mortgage Source. They are very helpful and are excellent in doing a great job on getting you the best mortgage possible. Being self-employed has its challenges when it comes to dealing with banks regarding mortgages and the team always comes through for us. We highly recommended Your Mortgage Source for any of your financial needs." ~ Ron & Kristen

PERSONAL CREDIT APPLICATION

Applicant Information

Name of Applicant: | Date of Birth: mm / dd / yyyy | SIN#:

Gender: ☐ Male ☐ Female | Marital Status: | Dependants:

Home Phone: ( ) | Cell Phone: ( ) | Email Address:

Present Address: | City: | Province: | Postal Code:

How long (years): | Dwelling Status: ☐ Rent/Lease ☐ Own ☐ Living with Parents ☐ Other

Present Employer: | Position: | Work Phone: ( )

Employer Address: | How long (years): | Income: $

Income Type: ☐ Salary ☐ Hourly ☐ Commission ☐ Self-Employed ☐ Other

Co-applicant Information

Name of Co-applicant: | Date of Birth: mm / dd / yyyy | SIN#:

Gender: ☐ Male ☐ Female | Marital Status: | Dependants:

Home Phone: ( ) | Cell Phone: ( ) | Email Address:

Present Address: | City: | Province: | Postal Code:

How long (years): | Dwelling Status: ☐ Rent/Lease ☐ Own ☐ Living with Parents ☐ Other

Present Employer: | Position: | Work Phone: ( )

Employer Address: | How long (years): | Income: $

Income Type: ☐ Salary ☐ Hourly ☐ Commission ☐ Self-Employed ☐ Other

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FINAL DETAILS

Purpose of Loan: ☐ Purchase ☐ Refinance | If this is a refinance, for what reason:

Property Address:

City: | Province: | Postal Code:

Value: $ | Down Payment or Equity: $ | Mortgage Required: $

How did you hear about us?

☐ YMS Website ☐ Google Maps ☐ Sponsored Ad ☐ Bus Bench

☐ Realtor | Realtor Name:

☐ Friend | Friend Name:

☐ Other | Other:

The foregoing information is submitted for the purpose of establishing credit and is a true, full and correct statement of my financial condition as of the date shown. You, your subsidiaries, mortgage lenders and affiliates may collect credit and other personal information about me from third parties, including credit bureaus, credit grantors and those income sources and personal references that I identify to you. You, your subsidiaries, mortgage lenders and affiliates may also disclose credit and other financial information about me to credit bureaus, credit insurers, other credit grantors and each other. You may also send me emails with information on mortgages including information on rates, products and other lending information. This authorization is granted indefinitely and you may use this authorization for this credit application and for all future credit applications with your office whether these requests are made in writing or verbally. I may cancel this authorization any time with written notification.

I confirm that I am not a PEP (politically exposed person) or an HIO (head of an international organization) as per FINTRAC guidelines located here: https://fintrac-canafe.canada.ca/guidance-directives/client-clientele/pep/pep-eng.

☐ _____ Customer's Signature

☐ _____ Customer's Signature

_____ Date

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BCFSA BC Financial Services Authority

Disclosure of Representation to Borrower

Before I help you find a mortgage that meets your unique needs and circumstances, I must give you this form to confirm that I will represent you as a client.

MY ROLE

My role is to help you find a mortgage that fits your situation, which includes gathering information about your needs and circumstances, finding lenders and comparing their mortgage products, recommending a mortgage option that I think is suitable for you, and helping with paperwork and submitting documents once you choose a mortgage.

DUTIES I OWE YOU AS A CLIENT

As your representative, I must:

- Act only in your best interests.
- Tell you everything I know that might affect your decisions (e.g., how much the mortgage brokerage gets paid and who pays it, and any conflicts of interest).
- Keep your personal information confidential, even after our relationship ends.

RELATIONSHIPS WITH LENDERS

Based on a suitability assessment, I will send your mortgage application to lenders I have a relationship with. I must give you information about the lenders I have access to, or other mortgage brokers/brokerages I work with, so you can understand any potential conflict of interest that I or my associates might have in the mortgage you choose.

The following lender(s) funded 20% or more of the total number of mortgages I, or my related mortgage brokerage, helped arrange for borrowers: (select option)

■ Not applicable □ Lender(s) information: _____

HOW THE MORTGAGE BROKERAGE IS PAID

The mortgage brokerage may be paid through

- Fees charged to you.
- Remuneration from the lender.
- Remuneration from third parties (for things like referring you to another person).

If you are an individual looking for a consumer mortgage (primarily for personal, family, or household use), the brokerage can only deduct fees from the mortgage amount when it is funded. You cannot be charged any upfront fees for arranging a consumer mortgage (including application or cancellation fees), unless it is used for third party expenses (e.g., appraisal or legal fees).

ACTING AS YOUR AGENT

Mortgage brokerages can operate under two models of agency: brokerage agency or designated agency. My brokerage operates under the following model of agency: (select option)

□ Brokerage agency – the mortgage brokerage represents you as a client, which means that the brokerage and I, as well as all mortgage brokers who work for it, owe you client duties.

■ Designated agency – the mortgage brokerage is designating me, and other members of my brokerage (if applicable), to be your agent. This means that I, and others (if applicable), owe you client duties but other agents at the brokerage do not. This allows different brokers at this brokerage to represent different parties (e.g., borrower and lender) in the same deal without creating a conflict of interest. The brokerage has limited duties to you but must supervise all brokers.

FURTHER DISCLOSURE

When I provide you with mortgage options, I will also give you:

• Disclosure of suitability and material risks: this helps you decide if a mortgage meets your needs and circumstances.

• Disclosure of interests: this shows you the potential interests I, or people connected to me, might have in your mortgage transaction.

• Disclosure of remuneration: this tells you how much the brokerage gets paid, including from anyone other than you as a client (e.g., referrals).

• Financial disclosure, including the total cost of credit: this shows you how much money you will have to pay over the term of the consumer mortgage.

ACKNOWLEDGEMENT AND SIGNATURES

This disclosure of representation and agency agreement is required under sections 40 and 68 of the Mortgage Services Rules. Signing this does not prevent you from obtaining the services of another mortgage broker or brokerage.

Borrower Names(s):
Borrower Signature(s): ☐ ☐

Date:

Mortgage Brokerage Name: Verico Your Mortgage Source Inc.
Mortgage Broker Name:
Mortgage Broker Signature: ☐

Date:

This disclosure was provided by:

■ Email
□ In-person
□ Other (describe):

The mortgage brokerage must keep a copy of this disclosure form and provide it to BC Financial Services Authority upon request.

BC Financial Services Authority (BCFSA) is the legislated regulatory agency that works to ensure mortgage services licensees have the skills and knowledge to provide you with a high standard of service. All mortgage services licensees must follow rules that help protect consumers, like you. We are here to help you understand your rights. For additional information on mortgage services, or to ask us a question or file a complaint, visit us online at www.bcfsa.ca, email us at servicecentre@bcfsa.ca, or call us at 604 660 3555 or 1 866 206 3030. You can submit an anonymous tip through BCFSA's website.