



FORM MB-2 (Mortgage Broker)  
MORTGAGE BROKERAGE'S REPRESENTATIONS  
to the Real Estate Council of Alberta  
**CLOSING AUDIT**

IF YOU HAVE received money on the account of others during the period being reported on, this completed form must be RECEIVED by the Real Estate Council of Alberta, **with a completed Accountant's Report**, WITHIN ONE MONTH OF THE MORTGAGE BROKERAGE'S LICENCE TERMINATION. *Both reports shall cover the period from the end of the last fiscal year to the effective date of the mortgage brokerage's license termination*

I, (print broker's name) \_\_\_\_\_ being the broker for the brokerage described below, hereby certify, to the best of my knowledge, information and belief, that:

**General Information**

1. The name of the brokerage is:

\_\_\_\_\_

2. The full Alberta business address of the brokerage is:

\_\_\_\_\_

3. *If different from the above*, the brokerage's books and records are located at :

\_\_\_\_\_

4. The following trust accounts, including term deposits were maintained by me during the fiscal year (attach a second sheet if required):

Name of Depository	Account Number	Date Opened / Closed (if during the fiscal year)

**Accounting Information**

5. My books of account properly reflect all the trust money transactions for clients up to the close of business at \_\_\_\_\_, \_\_\_\_\_ (date of licence termination).

6. The total of all trust liabilities to clients as at the period ending \_\_\_\_\_, \_\_\_\_\_  
(date of licence termination) amounts to \$\_\_\_\_\_. I have included a listing of all funds held  
for clients, identifying the amount held for each client and when it is expected the funds will be  
disbursed from trust.
7. I have kept and maintained on a current basis trust records, recording separately for each  
transaction, the trust money held in connection with mortgage transactions as defined in the  
Real Estate Act, showing particulars of all receipts and disbursements of trust money in respect  
of each transaction and indicating the source from which the money was received, the person  
to whom it was disbursed and any unexpended balance. (I understand that trust money  
transactions are those contemplated under Section 25 of the Real Estate Act and Part 3  
(Accounting Records) of the Rules and Regulations.)
8. All cheques and bank statements for trust accounts are so designated.
9. All trust money received was deposited within three (3) banking days after the date of receipt or  
within any further period agreed to in writing by the parties to the dealing.
10. All cheques drawn on trust accounts require the signatures of:  
\_\_\_\_\_
11. The total of all balances of funds held in trust accounts as they appear in the books and records  
is supported by:
- (a) a detailed listing made monthly that shows the amount of trust money held for each  
transaction and that is reconciled to the trust records,
  - (b) a detailed reconciliation of the trust bank accounts, made monthly, reviewed and signed by  
the broker, and
  - (c) a record of the reasons for any differences between the total balances in the trust records of  
the brokerage and the total of all balances of funds held in the trust accounts, and that those  
reconciliations and detailed listings are retained as records supporting the monthly trust  
comparisons.
12. There (WERE NO) trust shortages during the period or
- (a) If there were trust shortages, they (WERE) (WERE NOT) rectified immediately when they  
were discovered.
  - (b) If trust shortages were not rectified immediately, they (WERE) (WERE NOT) reported to the  
Executive Director.

Completed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Print or Type Name of Broker)

\_\_\_\_\_  
(Signature of Broker)