



**MB FORM 2**  
**MORTGAGE BROKERAGE'S REPRESENTATIONS**  
**to the Real Estate Council of Alberta**

**IF YOU HAVE received money on the account of others** during the reporting period, this completed form must be RECEIVED by the Real Estate Council of Alberta,  
**with a completed Accountant's Report,**  
 WITHIN THREE MONTHS OF THE BROKERAGE'S FISCAL YEAR END.  
**DO NOT LEAVE QUESTIONS UNANSWERED.** IF FORMS ARE NOT COMPLETED  
**IN FULL,** APPLICABLE PAGES WILL BE RETURNED TO THE BROKERAGE.  
*Both reports shall cover the fiscal year end or, where the brokerage did not carry on business for the entire fiscal year, that part of the fiscal year for which the brokerage carried on business.*

I, \_\_\_\_\_ 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. Are the financial books and records located at the brokerage address?
4. The following **trust accounts, including term deposits,** were maintained by me during the

Financial Institution	Transit #	Account Number	Type of Trust Funds Held	Date Opened	Date Closed

\*\*\*For Brokerage's that have more than 5 trust accounts, please attach required trust account information to this report.

### Accounting Information

5. My books of account properly reflect all the trust money transactions for clients up to the close of business at the fiscal year ending: \_\_\_\_\_
6. The total of all trust liabilities to clients as at the fiscal year ending \_\_\_\_\_, amounts to \$ \_\_\_\_\_

7.	I have kept and maintained on a current basis trust records, recording separately for each mortgage transaction, the trust money held in connection with dealing in mortgages as defined in the <u>Real Estate Act</u> 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(s) to whom it was disbursed and any unexpended balance.	Yes   No
		<input type="radio"/> <input type="radio"/>

8.	<p>I have received/held trust funds from investors</p> <ul style="list-style-type: none"> <li>If YES, I have received/held trust funds from investors in relation to syndicated mortgages.</li> <li>If YES, I have received/held trust funds from investors in relation to non-syndicated mortgages.</li> </ul>	<p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p>
9.	<p>I have received/held trust funds for the administration of mortgages</p> <ul style="list-style-type: none"> <li>If YES, I have received/held trust funds for the administration of mortgages in relation to syndicated mortgages.</li> <li>If YES, I have received/held trust funds for the administration of mortgages in relation to non-syndicated mortgages.</li> </ul>	<p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p>
10.	<p>I have received/held trust funds from borrowers</p>	<p>Yes   No  <input type="radio"/> <input type="radio"/></p>
11.	<p>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.</p>	<p>Yes   No  <input type="radio"/> <input type="radio"/></p>
12.	<p>I am a <b>signatory</b> on all trust accounts</p>	<p>Yes   No  <input type="radio"/> <input type="radio"/></p>
13.	<p>The total of all balances of funds held in trust accounts as they appear in the books and records is supported by:</p> <ul style="list-style-type: none"> <li>a detailed listing made monthly that shows the amount of trust money held for each transaction and that is reconciled to the trust records,</li> <li>a detailed reconciliation of the trust bank accounts, made monthly,</li> <li>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.</li> </ul>	<p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p>
14.	<p>Were there trust shortages during the period (If you answer "No", then proceed to declaration)</p> <p>a. If YES, were they rectified immediately when they were discovered?</p> <p>b. If NO, were they reported to the registrar at RECA?</p>	<p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p> <p>Yes   No  <input type="radio"/> <input type="radio"/></p>

I make this declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

\_\_\_\_\_

**Broker Signature**

\_\_\_\_\_

**Date**