

DELIVERY OF DOCUMENTS – MORTGAGE BROKERAGE

Purpose: This bulletin explains the delivery of documents when you represent the lender.

This bulletin applies to mortgage brokerages, brokers and associates who represent a lender.

When a brokerage represents a lender and prior to the borrower agreeing to the mortgage commitment, you must give to the borrower the disclosure statement under the *Consumer Protection Act*.

Lenders must follow the written disclosure requirements provided to the borrower according to the *Consumer Protection Act*.

As soon as possible after funding the mortgage, the brokerage must ensure the lender and borrower receive a copy of the following documents:

- the registered mortgage
- the certificate of title for the property
- the solicitor's report, if any

The borrower must also receive any title insurance or real property report obtained.

Related information

Legislation

- *Real Estate Act* Rules - sections 73(3), s.74