

Privacy/Suitability/Consent/Anti-Spam Agreement

Shoreline Mortgages, Inc. takes pride in the policies and procedures used to protect the personal information collected and maintained on behalf of our clients. Access to personal information is granted to our agents under the Personal Information Protection and Electronic Documents Act (PIPEDA).

No mortgage company holds an ownership interest in Mortgage Alliance – Shoreline Mortgages, nor does Shoreline Mortgages, hold any interest in any mortgage company.

Collection and Use of Information

To better understand your financial needs and make you aware of new services that could help you reach your goals, Shoreline Mortgages collects personal information from a variety of sources. Some personal information and some reasons it is collected include, but is not limited to, are:

- a) Data such as name, address, contact numbers, email contact, income, employment, age, net worth, investment objectives, and banking information;
- b) Unique identifiers: such as social insurance, driver’s license, passport numbers, etc.; used to fulfill regulatory and other governmental obligations to distinguish you from other clients with similar names;
- c) Information from a consumer reporting agency or other source, which may include account information and/or information about your creditworthiness. Shoreline Mortgages uses this information to help determine the mortgage product that is suitable for your mortgage needs.

Shoreline Mortgages collects this information in order to provide the services you have requested, and to help us determine how Shoreline Mortgages or other non-affiliated companies may be of service to you.

Companies Utilized and Compensation

Shoreline Mortgages consultants are paid on a production basis by the lenders with whom they place mortgages. Should you utilize a Shoreline Mortgages broker, they will be compensated for your business based on amount or product type. This compensation varies by lender, and while it is normally on an up-front basis, there are lenders or instances in which it may include bonuses, renewal fees, non-monetary bonuses or trailer fees, and may vary based on the overall volume of business placed with that lender during a given time period by Shoreline Mortgages or an individual Mortgage Consultant.

While Shoreline Mortgages can broker to any lender which is open to receiving applications, the majority of our business is placed with the following lenders:

- | | | |
|---------------------------|------------------|--------------------------------|
| B2B Bank | Manulife Bank | Street Capital Bank of Canada |
| Canadiana Financial | MCAP | TD Canada Trust |
| Equitable Bank | Merix Financial | TCT Mortgage Group |
| First National Financial | Optimum Mortgage | Alternative Mortgage Solutions |
| Home Trust Company | Radius Mortgage | Graysbrook Capital |
| League Savings & Mortgage | RMG | Home Equity Bank (CHIP) |
| Lendwise | Scotiabank | Meretsky |

Guidelines for Disclosure of Information:

- a) Shoreline Mortgages may provide information to credit bureau agencies, financial institutions, insurers, private investors, creditor life company, etc.
- b) Shoreline Mortgages shall use the information to determine your financial situation for purposes related to services that you have requested from Shoreline Mortgages. Shoreline Mortgages may also provide the information to others that work for Shoreline Mortgages or Mortgage Alliance, but only as needed for the provision of those services.
- c) Shoreline Mortgages shall use your social insurance number as an aid to identify you with credit bureau agencies and financial institutions for credit history file matching purposes.
- d) Shoreline Mortgages may advise _____ * about the progress of your application.
*Realtor/Builder/Financial Planner, etc. - provide Name or put N/A
- e) Shoreline Mortgages may use your information to promote Shoreline Mortgages or Mortgage Alliance services to you.

Ongoing Commitment:

Confidentiality is the key to a strong relationship and Shoreline Mortgages is committed to protecting your privacy. This privacy statement is always available on our website; www.shorelinemortgages.com. If you need clarification regarding this policy, please contact our Director of Compliance at 62-64 Pippy Place, Suite 201, St. John's, NL, A1B 4H7, by e-mail at compliance@shorelinemortgages.com, telephone at 888-747-9696, or fax at 709-753-2122.

Suitability:

Shoreline Mortgages Mortgage Consultants are required to uphold the following standards:

- a) To ensure that clients who choose a variable rate mortgage understand how a variable rate mortgage and that its' applicable mortgage payment may increase without notice within the term of the mortgage. This may affect the ability to make mortgage payments;
- b) To ensure that clients understand that terminating or prepaying a mortgage prior to maturity term may involve prepayment penalties;
- c) To ensure that clients understand that changes in my/our employment (such as reduced income), credit, liabilities, etc. may affect the ability to make mortgage payments in the future and/or changes after approval and prior to closing could affect qualifying for a mortgage;
- d) To ensure that clients understand how different mortgage products can vary with various prepayment;
- e) To ensure that clients have appropriate access to insurance, such as creditor mortgage protection, or other products as appropriate.
- f) To ensure that clients understand the inherent risks associated with mortgages. The agent has evaluated my/our needs to assist in determining the most appropriate mortgage including to offer to assist in preparing a budget.
- g) To ensure that the product or service recommended by the Mortgage Consultant is appropriate for the client, both in the short and long term, based on the available information provided at the time of application and approval.

Initial(s)



Shoreline Mortgages

Credit Bureau Consent:

I/We the undersigned, declare the information provided with respect to my/our mortgage application is a true and complete representation of my/our financial situation. I/We understand that it is being used to determine my/our credit responsibility and to evaluate my/our request for mortgage financing. I/We authorize MAC to obtain a credit report.

I/We acknowledge that the completion of a mortgage application could take time and it might entail the pulling of additional credit reports. I/We permit MAC to pull one additional credit report up to six (6) months from the date signed below. I/We also authorize MAC to exchange such credit information for the purpose of securing mortgage financing to potential mortgage lenders, mortgage insurers or service providers. MAC will retain the application and credit information whether or not the mortgage is approved.

Canada Anti-Spam Legislation:

I will keep in touch via electronic messaging during your mortgage transaction as permitted by the legislation!

However, Mortgage Alliance occasionally communicates with its' database via electronic messages. The content provides insightful information on mortgages, finances, etc. I/We wish to be kept informed and consent to the receiving of these informative communications for the term of my/our mortgage.

I/We can unsubscribe at any time.

I/We have read, understood, and received a copy of this Privacy/Suitability/Consent agreement.

_____	_____	_____	_____
Date	Print Name	SIGNATURE	Photo ID Type and #*
_____	_____	_____	_____
Date	Print Name	SIGNATURE	Photo ID Type and #*

*I, _____, verify & warrant I have viewed proper identification documents.

Signature of Broker/Agent/Associate _____.