



Canadian Mortgage Technology

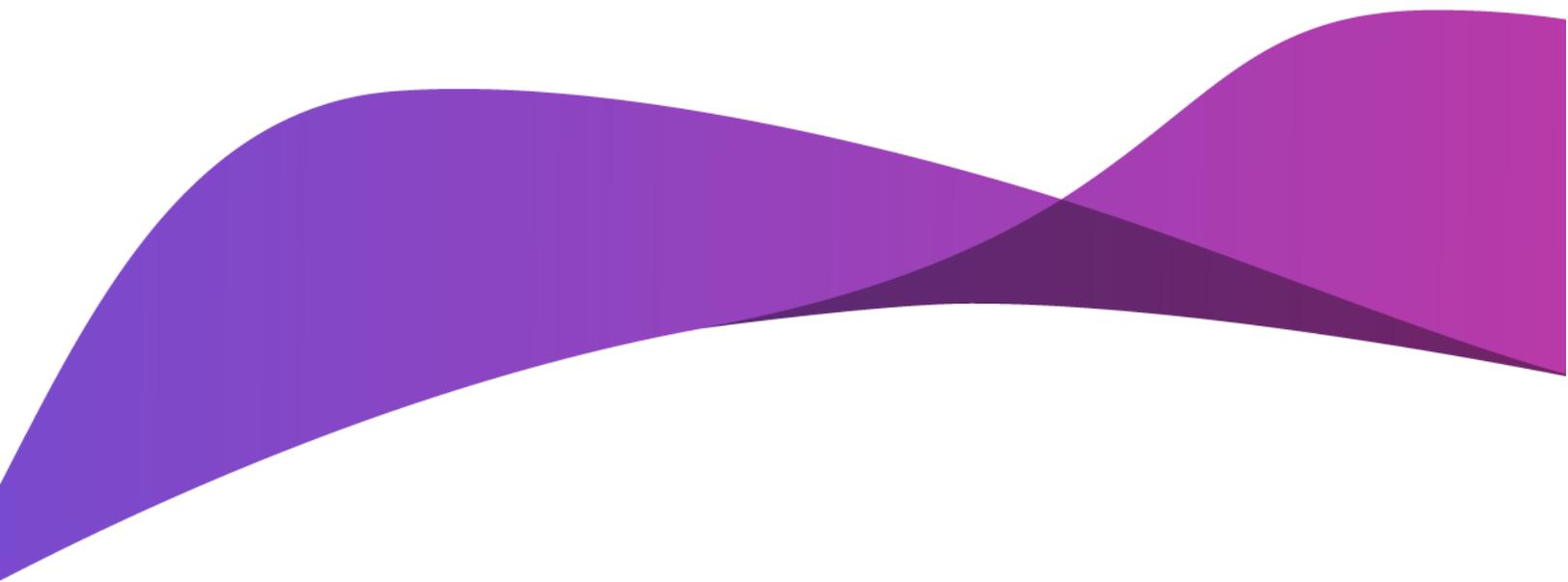
Filogix Expert Release Notes

Release “EB 21.4”

Release Date: November 6th, 2021

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Overview

The November 2021 Expert Broker release includes various enhancements and maintenance fixes including:

- Commissions
- Nova Scotia Mortgage Brokerage Disclosure form and edit screen
- Nova Scotia Recommendation and Assessment form and edit screen

Special Note: Everyone using Filogix Expert MUST clear your browser cache after the release. Instructions for clearing your browser cache are available from the Expert sign-on page and by accessing the provider's support sites using the links below:

Internet Explorer:

<https://support.microsoft.com/en-ca/help/260897/how-to-delete-the-contents-of-the-temporary-internet-files-folder>

Firefox :

<https://support.mozilla.org/en-US/kb/how-clear-firefox-cache>

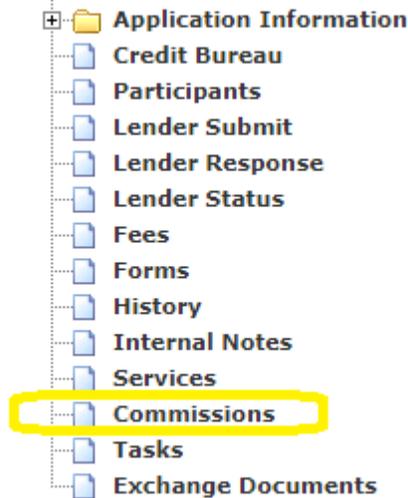
Chrome :

https://support.google.com/chrome/answer/2392709?hl=en&ref_topic=7438008&co=GENIE.Platform%3DDesktop&oco=1

Commissions

For Expert Plus/Pro originated deals, the 'Commissions' page will now be available from the left navigation menu. This will open the Commissions Record (TRS) form for authorized users.

At this time, the fields in the form will mostly be blank, however Expert Plus/Pro Integration enhancements are planned for release by the end of November 2021. The update in that release will enable commissions details to be included in the synchronization process into Expert Broker and populate the commissions form.



UAT F370/SK370 **COMMISSIONS RECORD (TRS)** October 27, 2021 03:43 PM EST

F370-2904					
CLIENT					
Applicant 1: Mr. John APL3					
Property Address: 29 Busch Avenue Markham, ON L6C 0W4					
MORTGAGE					
Mortgage Type: First	Loan Type: Mortgage		Closing Date: Jul-02-2021		
Funded amount: \$ 220,000.00	Term: 5 Years	Amortization: 25 Years 2 Months	Rate:		
GDS: 43.263%	TDS: 43.263%		LTV: 99999.000%		
LENDER					
Lender Name:			Lender Reference No:		
FEES FUNDS RECEIVED					
Basis Points:					
Brokerage Fee:			\$ 0.00		
Finders Fee:			\$ 0.00		
Total Fees:			\$ 0.00		
DEDUCTIONS FUNDS RECEIVED					
Total Deductions:					
COMMISSION DETAILS					
Total Net Fees: \$ 0.00		Deduct Fees:		Before Split	
Name	Split		Fees	Net Fees	
	%	%			
Firm					
Agent: UAT F370/SK370	0.00	100.00			
SOLICITOR					
Name:					

Nova Scotia Mortgage Brokerage Disclosure Form

The Nova Scotia disclosure form has been updated due to regulatory changes. This form will be available to all Nova Scotia users:

- A new “NS Mortgage Brokerage Disclosure” has been created, along with the ability to edit portions of its content.
- The old “NS Disclosure” form has been removed

Second Mortgage	Mortgage Intelligence Insurance Consent	Select <input type="checkbox"/>	Print
	Mortgage Application	Select <input type="checkbox"/>	Print
	Mortgage Summary	Select <input type="checkbox"/>	Print
	NS Mortgage Brokerage Disclosure	Select <input type="checkbox"/>	Print Edit
	Finders Fee Disclosure	Select <input type="checkbox"/>	Print Edit
	Letter of Direction	Select <input type="checkbox"/>	Print Edit
	MPP Request	Select <input type="checkbox"/>	Print Applicant URL's
	AM Schedule	Select <input type="checkbox"/>	Print

Form I-Mortgage Brokerage Disclosure
Mortgage Regulation Act, General Disclosure Regulations
Expert BA
Mortgage Brokerage Disclosure to Benny Branton

In this Mortgage Brokerage Disclosure,

- "You" and "Your" mean
Benny Branton, 1 Alpha Street Toronto, ON M6F 8G6, 416-111-1111
- the Borrower(s)
- "We", "Us" and "Our" mean Expert BA, the Mortgage Brokerage

This Mortgage Brokerage Disclosure to You must be signed by You and by Us.

Mortgage Brokerage's Role

Our role and obligations to You and the Mortgage Lender will vary depending on the nature of the service relationship among You, Us and the Mortgage Lender. This Mortgage Brokerage Disclosure describes Our obligations to You. You are encouraged to discuss this document with Us and ask any questions that You have.

We will endeavour to obtain the best mortgage for You depending on Your qualifying income, credit history, and other financial circumstances and goals that might affect Your choice of mortgage product.

We act as a single point of contact and will identify Mortgage Lenders and gather potential mortgage offerings for You. We will assess and compare the proposed mortgages and determine which mortgage We consider most suitable for You. Once You have selected a Mortgage Lender, We may also gather the required information and documents and make sure all the paperwork is complete and submitted.

We provide the following services:
a,b,c

- A new edit screen has been added to allow the user to enter specific information that will be populated on the form. Simply click on the Edit button to open this screen.

Form 1 - Mortgage Brokerage Disclosure
Mortgage Regulation Act, General Disclosure Regulations

1. Our brokerage offers the following list of services:

Disclosure of Our Mortgage Brokerage Relationship to Mortgage Lenders

2. We are an affiliate or a subsidiary of a Mortgage Lender or are directly owned in whole or part by a Mortgage Lender

Yes No (if yes, give details)

3. We or one or more of our representatives have a direct or indirect interest in the available mortgage transaction(s), in addition to the compensation disclosed below

Yes No (if yes, give details)

4. Over the last year, more than 20% of mortgages brokered by Us were funded by the following lender(s):

Yes No (if yes, complete information below)

Lender name:

Percentage and Reason:

Lender name:

Percentage and Reason:

Lender name:

Percentage and Reason:

Compensation

Fee charged to You directly

5. Yes No If yes: in the amount of \$, or not to exceed \$
payable upon

Compensation paid by the Mortgage Lender:

6. Commission, fee or other compensation, including bonuses, paid by the Mortgage Lender

Yes No Unsure (if unsure, give reason)

7. Commission, fee or other compensation, including bonuses, paid by the Mortgage Lender

Yes No Unsure (if unsure, give reason)

8. Non-monetary benefits such as travel rewards and merchandise

Yes No Unsure (if unsure, give reason)

9. Please enter the name of your brokerage's Principal Broker and their contact information

 Save

 Cancel

New Nova Scotia Recommendation and Assessment Form

- A new Nova Scotia Recommendation and Assessment form has been added to Expert Broker to comply with updated regulatory requirements. This form will be available to all brokers with an operating region of Nova Scotia.

Second Mortgage	Mortgage Intelligence Insurance Consent	select <input type="checkbox"/>	Print
	Mortgage Application	select <input type="checkbox"/>	Print
	Mortgage Summary	select <input type="checkbox"/>	Print
	NS Recommendation and Assessment Form	select <input type="checkbox"/>	Print Edit
	Finders Fee Disclosure	select <input type="checkbox"/>	Print Edit
	Letter of Direction	select <input type="checkbox"/>	Print Edit
	MPP Request	select <input type="checkbox"/>	Print Applicant URL's
	AM Schedule	select <input type="checkbox"/>	Print

Form 2 - Mortgage Brokerage Recommendation and Assessment
Mortgage Regulation Act, General Disclosure Regulations

Expert BA

Recommendation and Assessment

In this Recommendation and Assessment,

- "You" and "Your" mean
 Benny Branton, 1 Alpha Street Toronto, ON M6F 8G6, 416-111-1111

the Borrower(s)

- "We", "Us" and "Our" mean Expert BA, the Mortgage Brokerage

This Recommendation and Assessment must be signed by You and by Us.

Notice to the Borrower(s):

We must act in Your best interests.

We must assess Your requirements before giving You this Recommendation and Assessment, in order to determine which mortgage is the most suitable for You.

We must provide this Recommendation and Assessment to You at least 1 business day before You either:

- sign a document committing You to enter into the mortgage; OR
- make any payment in connection with the mortgage, including any application fees, such as a Mortgage Lender's application fee.

The information in this Recommendation and Assessment reflects available mortgages and Our assessment of the mortgage loan that We consider most suitable for You.

This document also provides additional information regarding the Mortgage Lender, and describes any interest We have in the mortgage transaction, including the nature of any benefits, advantage or payments that We will receive.

- A new edit screen, has also been added to allow users to enter specific information that will be populated on the “NS Recommendation and Assessment Form”. This screen is accessed through the Edit button.

Form 2 - Mortgage Brokerage Recommendation and Assessment
Mortgage Regulation Act, General Disclosure Regulations

Details of the Most Suitable Mortgage

Please provide the following details regarding the most suitable mortgage for your client:

1. Determination of rate, if variable

2. Prepayment privilege details

3. Prepayment charges

4. Other fees

5. Describe material risks of recommended mortgage

Assessment Criteria

Primary reason(s) this mortgage was determined to be the most suitable mortgage available to you:

- Fixed rate mortgage provides stability and payment certainty
- Variable rate mortgage takes advantage of lower short term interest rates and is appropriate given your risk tolerance for rate fluctuations
- Flexibility of a mortgage that combines a mortgage and a line of credit
- Term of the mortgage matches your ownership duration / stability objectives
- Prepayment options meet your needs
- You have an existing relationship with the lender
- Amortization period fits your repayment objectives
- Mortgage offers other benefits, such as loyalty points or cash back
- Other (specify below):

About Filogix

Filogix has served as the hub of the Canadian mortgage industry for almost two decades, offering secure, reliable connectivity to brokers and lenders. We provide trusted mortgage lending products, that enable the effective management of the sales process from origination through underwriting. As the mortgage landscape continues to change, Filogix is prioritizing advances to support the industry into the future. We're investing in a more open infrastructure and building connectivity to create a complete mortgage marketplace, helping mortgage professionals do business with more choice, speed and reliability than ever before. Learn more at [filogix.com](https://www.filogix.com)

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The future of digital finance can start here.
Consider our planet before printing.