

# EDGEHILL MORTGAGE GROUP

BROKER LIC. #13492



## EXCLUSIVE AUTHORIZATION AND REPRESENTATION AGREEMENT

This agreement made between **THE BORROWER:**

and **EDGEHILL MORTGAGE GROUP** LIC #13492 authorizes:

to obtain a mortgage loan for the property located at:

in accordance with the terms and conditions agreed to in this Agreement.

In connection with this engagement , I/we hereby acknowledge and authorize **EDGEHILL MORTGAGE GROUP LLC**, it's lender(s), associates or lender's agent(s) to disclose credit and financial information as may be required from time to time. **EDGEHILL MORTGAGE GROUP LLC** is hereby granted the exclusive right to arrange financing for a period of one hundred & twenty (120) days and the additional time reasonably required for the lender to complete due diligence and for the borrower to meet the conditions set out in a financing commitment provided such is accepted.

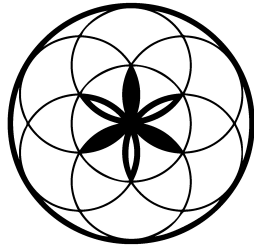
This Agreement serves to set forth the understanding in connection with the proposed financing for the Property.

• **PROPOSED FINANCING:** The Borrower is requesting a loan according to the following terms and conditions.

- A) LOAN AMOUNT:** \$
- B) LOAN TERM:**
- C) LOAN AMORTIZATION:**
- D) INTEREST RATE:**
- E) LENDERS FEE:**
- F) BROKER FEE:**
- G) LOAN TYPE:**
- H) OTHER:**

**FEES:** The Borrower hereby agrees to pay the following fees:

**BROKER FEE:** The broker fee is earned when a commitment to finance is issued by the lender. If such a commitment is conditional, then only where the borrower is unable to satisfy the conditions will such broker fee be waived. The obligation is on the borrower to establish that the borrower was unable to satisfy the conditions. Otherwise, the broker fee shall be deemed to be earned and shall be payable at the earlier of the completion of the financing transaction or thirty days after the signing of this Agreement.



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- **LENDER FEES:** The Borrower understands that the lender may require a cash deposit prior to issuance and acceptance of a loan commitment. Any such deposits will be collected and retained by the lender, subject to the lender's policies and procedures.
- **FINANCING IS NOT GUARANTEED:** The Borrower understands and agrees that this Agreement is not a guarantee and that the proposed financing may not be successfully completed. If acceptable financing cannot be obtained, the Agents Obligation shall be limited to advising the Borrower that they are unable to procure the proposed financing.
- **INFORMATION FOR BORROWER:** The borrower agrees to provide any requested information and to execute and deliver the appropriate completed forms that may be customarily required to secure financing on the property.
- **TERMS OF THIS AGREEMENT:** The term of this Agreement is for 120 days as set for in paragraph 2 in this agreement. This agreement constitutes an entire understanding and cannot be modified unless agreed to in writing and signed by all parties. This agreement is binding on the parties aforementioned, their heirs and assigns and all others succeeding in the interest to any party either directly or indirectly.

MORTGAGE BROKER

DATE

AGREED TO BY:

I/WE HAVE THE AUTHORITY TO SIGN ON BEHALF OF THE CORPORATION

DATE

I/WE HAVE THE AUTHORITY TO SIGN ON BEHALF OF THE CORPORATION

DATE

**MARY FLOCCO**

Principal Broker M17003328

M 647.823.6367 T 905.851.0963

E mary@edgehillmortgagegroup.com W edgehillmortgagegroup.com

401 Vaughan Valley Boulevard Woodbridge ON, L4H 3B5