



June 18, 2009

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*The Mortgage Broker e-Info Newsletter provides updates on Ontario's Mortgage Brokerages, Lenders and Administrators Act, 2006 and regulations.*

*The Newsletter is produced and distributed by the Financial Services Commission of Ontario (FSCO). For more information, visit FSCO's website at [www.fSCO.gov.on.ca](http://www.fSCO.gov.on.ca).*

## Important Deadlines for Mortgage Agents and Real Estate Brokers

June 30, 2009 is an important deadline for mortgage agents to complete an approved education program, and for real estate brokers to apply for a mortgage broker licence without completing education and experience requirements.

When the Mortgage Brokerages, Lenders and Administrators Act, 2006 (MBLAA) went into effect:

- Approximately 1000 mortgage agents qualified for a licence on the condition that they undertook to complete an approved education course before July 1, 2009.
- Real estate brokers were given until June 30, 2009 to apply for a mortgage broker licence in order to be exempt from the education and experience requirements.

## Deadline for Mortgage Agents with Conditional Licences to Complete an Approved Education Program

If you have a conditional mortgage agent licence, please ensure that you complete an approved mortgage agent course **by June 30, 2009**.

Individuals with conditional mortgage agent licences are required to successfully complete an approved mortgage agent course, in order to meet the Financial Services Commission of Ontario's (FSCO) education requirement. If you do not meet this education requirement by June 30, 2009, FSCO may revoke your licence and you may be subject to administrative monetary penalties for violating the conditions of your licence.

### Mortgage agent course providers

If you still need to complete a mortgage agent course, [visit FSCO's website for a list of approved mortgage agent course providers](#).

### Provide proof to your principal broker

In order for your principal broker to comply with [Ontario Regulation 410/07](#), he/she may ask for a copy of your course transcript or certificate, to verify that you have passed an approved mortgage agent course. Please do not send any documentation to FSCO unless requested by a FSCO employee.

### Questions?

If you have any questions, please refer to FSCO's [Frequently Asked Questions on the Education Requirement for Mortgage Agents with Conditional Licences](#).



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## FSCO's Mortgage Agent Education Audit

FSCO will be conducting an education audit of all mortgage agents who were issued conditional licences in 2008. During the summer of 2009, FSCO will be contacting education providers and principal brokers who employ these mortgage agents, to confirm whether these individuals have completed an approved mortgage agent course.

Individuals who do not complete an approved mortgage agent course by June 30, 2009 will:

- Be in violation of the conditions of their licence under the MBLAA.
- Be subject to enforcement action by FSCO, such as a licence revocation and administrative monetary penalties.

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*If you have a conditional mortgage agent licence make sure you complete an approved mortgage agent course by June 30, 2009.*

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## The Mortgage Broker Education and Experience Exemption Expires on June 30, 2009

If you are a registered real estate broker and wish to be exempt from the mortgage broker education and experience requirements, you must apply for a mortgage broker licence by **June 30, 2009**.

### Qualifying for the Exemption

Under section 12 of Ontario Regulation 409/07, you are exempt from the mortgage broker education and experience requirements if you were a registered real estate broker with the Real Estate Council of Ontario (RECO) as of June 30, 2008.

### The Licensing System

Before you apply for a licence with FSCO, please make sure you understand that:

- Real estate brokers are no longer deemed to be mortgage brokers.
- Under the MBLAA, which went into effect on July 1, 2008, all individuals or businesses that wish to conduct mortgage brokering activities in Ontario must be licensed with FSCO.
- Businesses can obtain a mortgage brokerage or administrator licence, while individuals can obtain a mortgage broker or agent licence.
- If you plan to conduct mortgage brokering activities on behalf of your own business, you will need to:
  - Obtain a mortgage brokerage licence for the business, AND a mortgage broker licence for yourself.
  - Ensure that the mortgage brokerage's licence application is approved by FSCO and the mortgage broker licence application is submitted online by the principal broker by June 30, 2009. (This will allow you to take advantage of the mortgage broker education and experience exemption.)

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*Real estate brokers are exempt from the mortgage broker education and experience requirements if they apply for a mortgage broker licence by June 30, 2009.*

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The law does not allow for any time extensions. Please make sure you apply for a licence well in advance of the June 30, 2009 deadline. To learn more, visit [FSCO's web page on the mortgage broker education and experience exemption](#).



## Consumer Resources on Mortgages

FSCO recently published two new consumer handouts on mortgages: *Understand the Risks of Getting a Mortgage* and *Mortgage Checklist*. These new handouts are part of FSCO's *Consumer Mortgage Kit* – a series of handouts that:

- Assist consumers in understanding the impact of MBLAA;
- Inform consumers how they can check if a mortgage brokerage, broker or agent is licensed with FSCO; and
- Help consumers make informed decisions about mortgages.

These handouts are just a few examples of the valuable resources FSCO has developed for consumers on mortgages. To access additional online resources, such as consumer awareness articles, videos and frequently asked questions, visit FSCO's [consumer mortgage web page](#).

## Future Newsletters

- FSCO's compliance field visits
- Update on Financial Services Tribunal Hearings
- Licensing renewals

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*Did you know that FSCO has consumer resources on mortgages? To access FSCO's mortgage handouts, articles, videos and FAQs, go to [www.fSCO.gov.on.ca](http://www.fSCO.gov.on.ca) and click on "mortgage brokers".*

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Ce bulletin est également disponible en français.

ISSN 1913-519X



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