



ARMS-LENGTH MORTGAGE GENERAL INFORMATION

- Olympia Trust Company is pleased to offer Arms-Length Mortgages within your Self-Directed Accounts.
- Non-Arms Length Mortgages cannot be held at Olympia Trust Company.
- Olympia Trust Company will not confirm that the investment is Arms-Length. Please confirm with a lawyer that the Mortgage investment is deemed Arms-Length.
- All Mortgages must be registered on title.
- Any existing Mortgages that are being funded or transferred must be current.

Funds will be advanced within 48 hours following receipt of fully completed documents. The required documents to advance funds are:

- Copy of Mortgage
 - The Mortgage must be registered as Olympia Trust Company in trust for (Client Name) (Client Account Number), 2200, 125 – 9th Avenue SE, Calgary, AB T2G 0P6.
 - If the property is located in British Columbia, the registration must include Olympia Trust Company's extra-provincial number A50545 and a Declaration of Trust which can be obtained from Olympia.
 - The Mortgage must include an interest rate, maturity date, payment date, and payment amount with a minimum of one payment annually.
 - The interest rate must be comparable to current market rates and not exceed a maximum annual yield of 30%.
- Valuation of Property – Olympia Trust Company will fund up to 100% Loan-to-Value upon receipt of one of the following:
 - Tax assessment from the current year. Olympia Trust Company reserves the right to change the Loan-to-Value percentage accepted based on fluctuations in the real estate market.
 - Appraisal dated within the last six months. The appraisal must be current market value; estimates of future values are not accepted.
 - Purchase/Sale Agreement. This will only be accepted if the property was sold within the last year and the transaction was arms-length.
- Information Statement as to amount outstanding on prior encumbrances – Olympia Trust Company will accept one of the following:
 - Statement from the financial institution dated within the last 30 days.
 - The face amount of a new mortgage funded within the last 60 days.
 - Screen print from the institution evidencing the name of the institution and sufficient data to confirm the date, the balance owing, and the property address.
- Mortgage Direction & Undertaking (Olympia Trust Company form)
- Solicitor's Certificate of Disclosure & Undertaking (Olympia Trust Company form)
- Current Copy of Title
- PAC Form and VOID Cheque or Post-Dated Cheques

If you require any additional information, please contact:

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