

Olympia Trust Company ("Olympia") is pleased to offer the ability to hold mortgage investments within your self-directed accounts.

General Requirements

- Olympia will not accept the following mortgage types:
 - Non-arm's length
 - Collateral
 - Demand
 - Promissory notes
 - Chattel
 - Agreements for sale
- Olympia will also not accept mortgages where two parties lend to each other with the same mortgage terms at the same time.
- Olympia will only accept mortgages in first, second, or third position.
- All mortgages must have Olympia Trust Company registered on title.
- Funds will be advanced up to 90% loan-to-value ratio based on current market value of the property.
- Any existing mortgages being funded or transferred must be current with proof provided.
- If transferring an existing mortgage that is registered in your name personally, the transfer must be completed as a contribution in-kind. Please ensure sufficient contribution room is available by consulting your Notice of Assessment or by calling Canada Revenue Agency.
- If transferring an existing mortgage where the transferor is a corporation, additional documents may be required for review and subject to approval.
- The minimum interest rate acceptable is the current market prime rate and may not exceed a maximum annual yield of 30% per self-directed account, including any applicable discounts, fees, and bonuses. Additional documents may be required upon review.
- For blended mortgages, the maximum amortization period acceptable is 30 years.
- Olympia only calculates mortgages using the Canadian standard semi-annual compounding. If a compounding other than semi-annual is used, this may create a discrepancy in payment calculations.
- If a mortgage is not funded on the scheduled interest adjustment date, Olympia will adjust the amount funded.
- If the mortgage has a balloon payment, there must be at least an annual payment at the minimum interest rate accepted by Olympia.
- If the first payment date has already passed at the time of funding, Olympia cannot accept that payment into your registered account. You must take the first payment personally.
- The monthly mortgage administration fee starts when the mortgage is purchased into your Olympia account. The fee is charged every month regardless of mortgage activity.
- If your account is an income fund (-IF), you must ensure there will be enough cash in your account after the funding for the required minimum annual income fund payment. Otherwise, an in-kind payment will be made.
- Legal documents will only be executed if the loan-to-value ratio remains within 90%.
- Personal Property Security Agreements (PPSA) and Security Agreements must be registered in your personal name.

Account Eligibility

- All properties must have a Canadian address to be eligible to be held within an Olympia account.
- Olympia will not confirm if the investment is arm's length. Please verify with a solicitor or notary that the mortgage investment is deemed arm's length.

Olympia, at its sole discretion, reserves the right to refuse any mortgage investment, and to change the loan-to-value ratio accepted based on fluctuations in the real estate market.

For a list and detailed information on the documents required for funding, please refer to *Mortgages - Required Documents for Funding*.