FILOGIX
A FINASTRA COMPANY

Canadian Mortgage Technology

Filogix Expert Release Notes

Release Date: December 6th, 2025

Contents

Overview

The December 2025 Expert Broker release includes various enhancements and maintenance fixes including:

- Nova Scotia form updates
- New Nova Scotia forms 4, 5
- New and updated business rules

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:

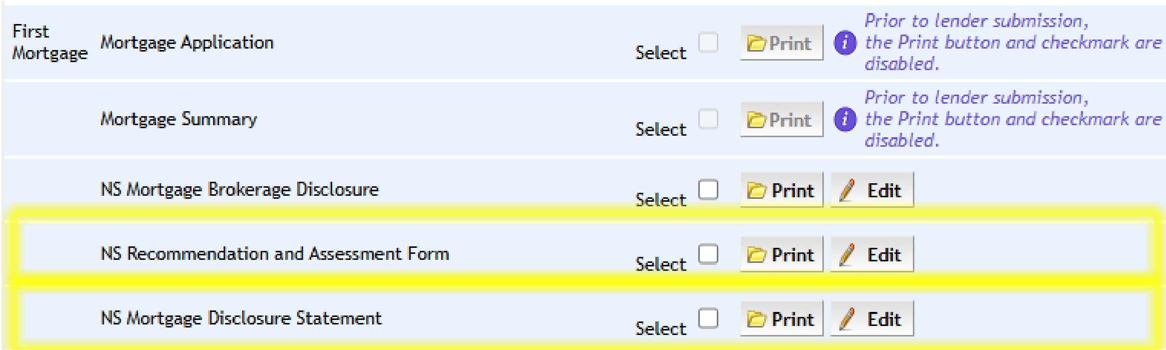
Internet Explorer:
https://support.microsoft.com/en-ca/help/260897/how-to-delete-the-contents-of-the-temporary-internet-files-folder

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

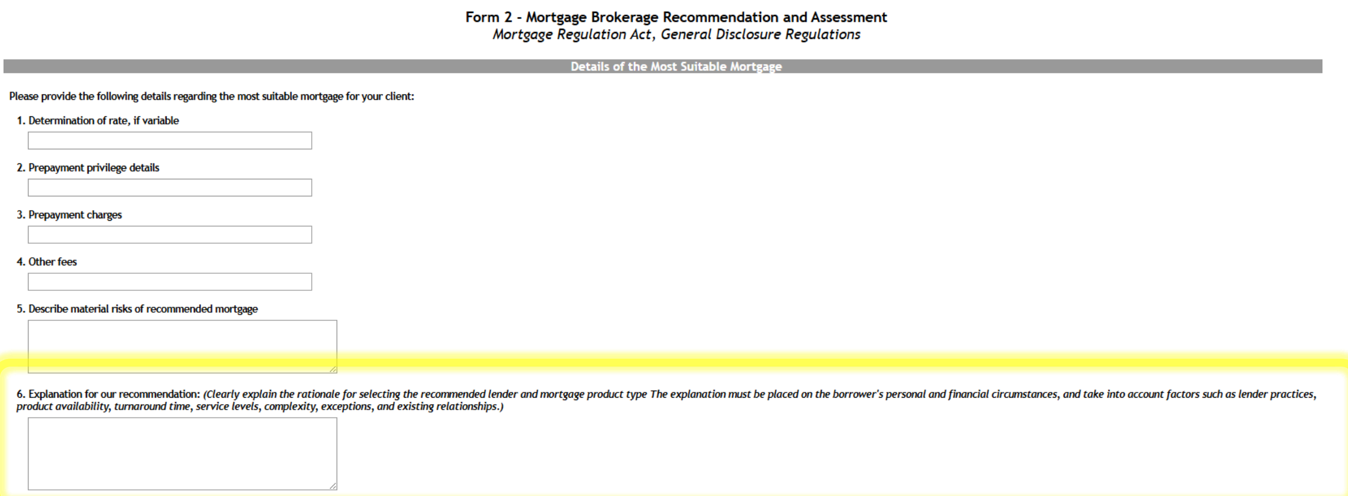
Nova Scotia Form updates

The recent amendments to the Forms Regulations under Nova Scotia's Mortgage Regulation Act were introduced to strengthen transparency, accountability, and traceability in mortgage practices. This Expert Broker release includes updates to Form 2 and Form 3 to align with these regulatory changes and support compliance. These forms are available to users with an operating province of Nova Scotia.



Form 2 - Mortgage Brokerage Recommendation and Assessment

The section that outlined alternative mortgage options (next-best options) has been removed. A new section, "Explanation for Our Recommendation" now requires brokers to provide a detailed rationale for why the recommended mortgage is considered suitable for the borrower. The edit screen has been updated to include a dedicated field for entering this explanation.



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

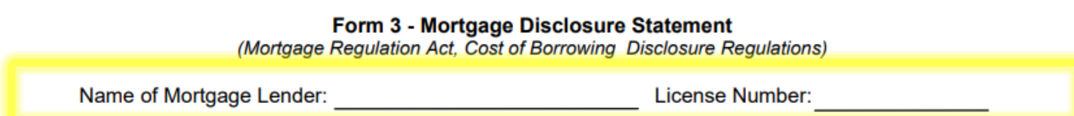
Details of the Most Suitable Mortgage

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
6. Explanation for our recommendation: *(Clearly explain the rationale for selecting the recommended lender and mortgage product type The explanation must be placed on the borrower's personal and financial circumstances, and take into account factors such as lender practices, product availability, turnaround time, service levels, complexity, exceptions, and existing relationships.)*

Form 3 - Mortgage Disclosure Statement

Form 3 now includes fields for the mortgage lender's name and licence number. The edit screen has also been updated so users can enter this information, ensuring it appears correctly on the form.

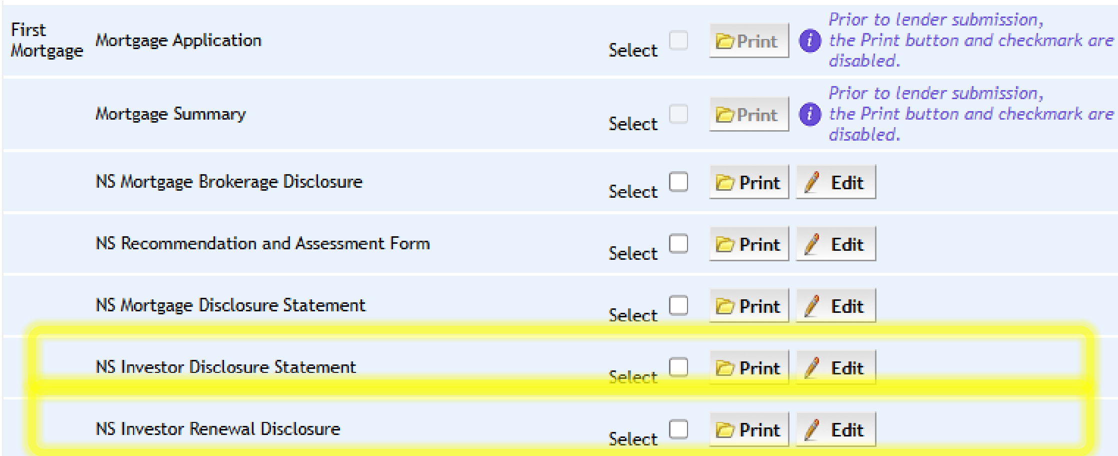


Form 3 - Mortgage Disclosure Statement
(Mortgage Regulation Act, Cost of Borrowing Disclosure Regulations)

Name of Mortgage Lender: ____________________ License Number: ____________

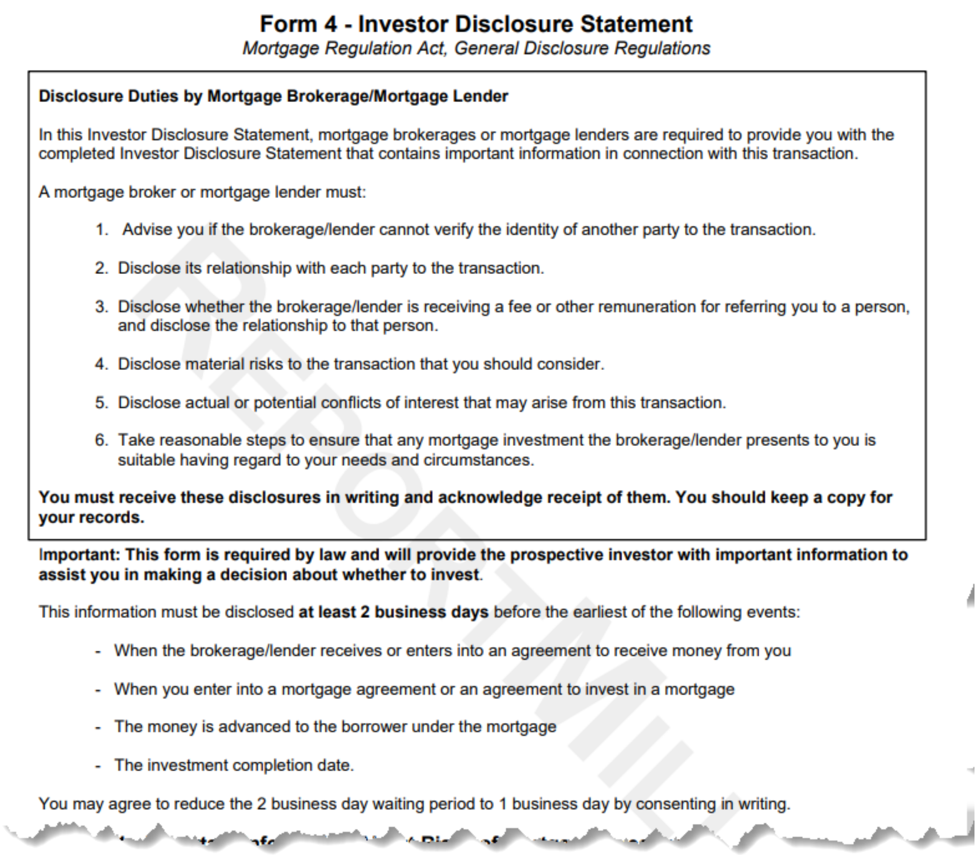
New Nova Scotia Forms

To support compliance with the Mortgage Regulation Act, Forms 4 and 5 have been added to Expert Broker. These forms incorporate the recent amendments that strengthen investor protection and transparency. Each form includes an edit screen for entering required details.



Form 4 – Investor Disclosure Statement

This form provides mandatory disclosure to private investors before they invest in a mortgage, outlining terms, risks, and key details.



Form 4 - Investor Disclosure Statement

Mortgage Regulation Act, General Disclosure Regulations

Disclosure Duties by Mortgage Brokerage/Mortgage Lender

In this Investor Disclosure Statement, mortgage brokerages or mortgage lenders are required to provide you with the completed Investor Disclosure Statement that contains important information in connection with this transaction.

A mortgage broker or mortgage lender must:

1. Advise you if the brokerage/lender cannot verify the identity of another party to the transaction.
2. Disclose its relationship with each party to the transaction.
3. Disclose whether the brokerage/lender is receiving a fee or other remuneration for referring you to a person, and disclose the relationship to that person.
4. Disclose material risks to the transaction that you should consider.
5. Disclose actual or potential conflicts of interest that may arise from this transaction.
6. Take reasonable steps to ensure that any mortgage investment the brokerage/lender presents to you is suitable having regard to your needs and circumstances.

You must receive these disclosures in writing and acknowledge receipt of them. You should keep a copy for your records.

Important: This form is required by law and will provide the prospective investor with important information to assist you in making a decision about whether to invest.

This information must be disclosed **at least 2 business days** before the earliest of the following events:

- When the brokerage/lender receives or enters into an agreement to receive money from you
- When you enter into a mortgage agreement or an agreement to invest in a mortgage
- The money is advanced to the borrower under the mortgage
- The investment completion date.

You may agree to reduce the 2 business day waiting period to 1 business day by consenting in writing.

Form 5 – Investor Renewal Disclosure

Used when renewing an existing mortgage investment, ensuring investors receive updated terms and performance details before agreeing to renew

Form 5—Investor Renewal Disclosure

Mortgage Regulation Act, General Disclosure Regulations

Disclosure Duties by Mortgage Brokerage/Mortgage Lender

In this Investor Renewal Disclosure Statement, mortgage brokerages or mortgage lenders are required to provide you with the completed Investor Renewal Disclosure Statement that contains important information in connection with this transaction.

A mortgage broker or mortgage lender must:

1. Advise you if the brokerage/lender cannot verify the identity of another party to the transaction.
2. Disclose its relationship with each party to the transaction.
3. Disclose whether the brokerage/lender is receiving a fee or other remuneration for referring you to a person, and disclose the relationship to that person.
4. Disclose material risks to the transaction that you should consider.
5. Disclose actual or potential conflicts of interest that may arise from this transaction.
6. Take reasonable steps to ensure that any mortgage investment the brokerage/lender presents to you is suitable having regard to your needs and circumstances.

You must receive these disclosures in writing and acknowledge receipt of them. You should keep a copy for your records.

Important: This form is required by law and will provide the prospective investor with important information to assist you in making a decision about your investment.

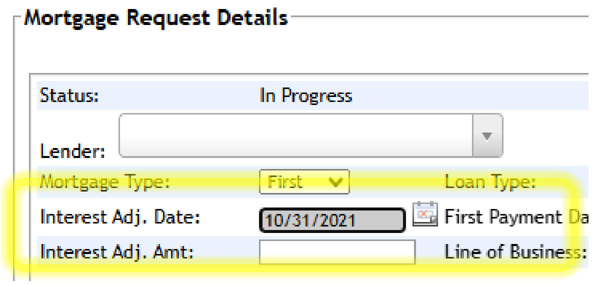
If new funds are being advanced, Form 4—Investor Disclosure Statement should be used instead of this form.

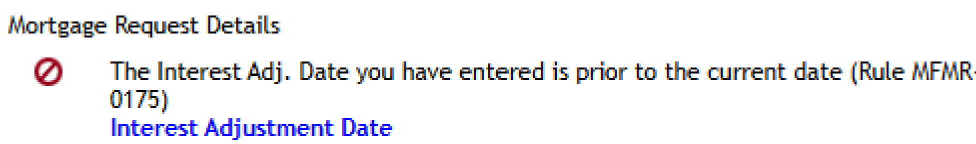
This information must be disclosed **at least 2 business days** before you enter into an agreement to renew a mortgage. You may agree to reduce the 2 business day waiting period to 1 business day by consenting in writing.

New Business Rules

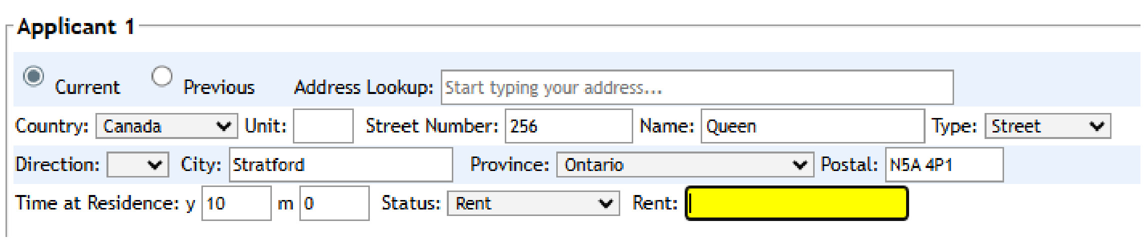
New business rules have been added to our system ensure deals are completed accurately and meet lender requirements before submission. These enhancements will help improve submission success rates, minimize delays, and provide a smoother user experience.

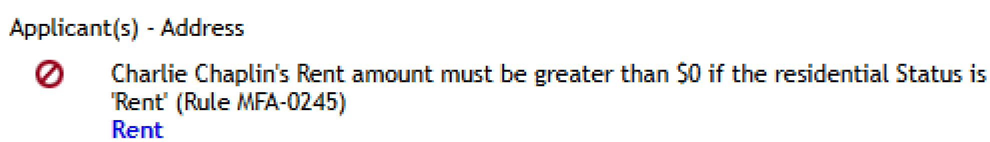
- Hard Stop if the Interest Adjustment date is prior the current date



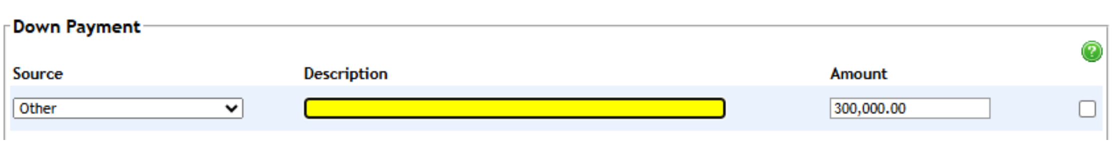


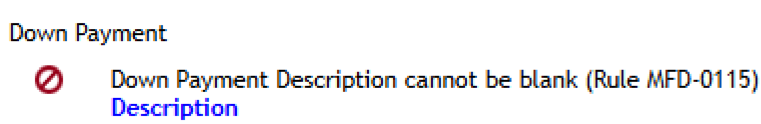
- Hard stop if rent amount for the current applicant's address is blank or $0 when the status is Rent



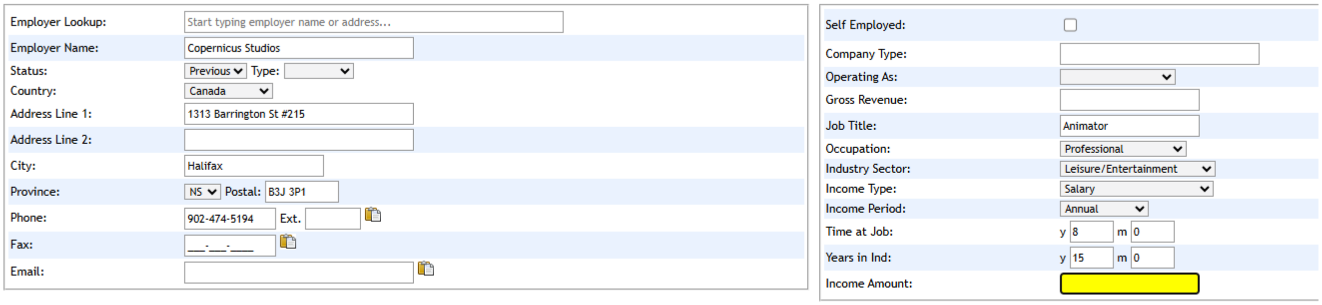


- Hard stop if the downpayment description is missing





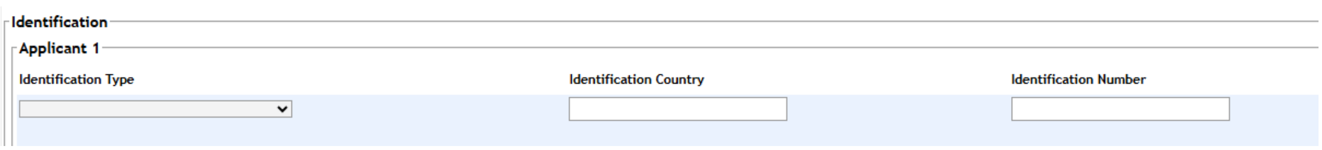
- Hard stop if the income amount for a previous employment is missing



Applicant(s) - Employment

Charlie Chaplin's Employment Income Amount cannot be blank (Rule MFA-0375)
Income Amount

- Hard stop if any of the identification fields are missing.



Applicant(s) - Assets

Charlie Chaplin's identification Country cannot be blank (Rule MFA-0164)
Identification Country

Charlie Chaplin's identification Type cannot be blank (Rule MFA-0161)
Identification Type

Charlie Chaplin's identification Number cannot be blank (Rule MFA-0160)
Identification Number

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**

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