

# BORROWER AML RISK ASSESSMENT

## Purpose of this Document

The Borrower AML Risk Assessment captures comprehensive AML risk assessment details for each borrower involved in the mortgage application. It ensures that brokers thoroughly evaluate and document key AML risk factors, including subject property risk, borrower PEP status, high-risk occupations, high-risk nationalities/origins, credit bureau verification, and physical ID verification, to comply with Anti-Money Laundering / Anti-Terrorist Financing regulations.

Mortgage Application: \_\_\_\_\_

Broker Name: \_\_\_\_\_

Date: \_\_\_\_\_

## Subject Property AML Risk Assessment

Is Subject Property Located in a High Risk Area (High Crime):  Yes  No

## Borrower AML Risk Information

Borrower #1

- Borrower is a Politically Exposed Person (PEP):  Yes  No  
If yes, specify:  Domestic PEP  International PEP
- Borrower's Occupation is considered High Risk for AML:  Yes  No
- Borrower's Country of Nationality/Origin is considered High Risk for AML:  Yes  No
- Credit Bureau Verified:  Yes  No  
If yes, 3 years of Canadian financial history obtained:  Yes  No
- IDV - FastKey:  Yes  No
- Physical Identification Verified:  Yes  No  
If yes, confirmed physical ID in-person:  Yes  No
- I have difficulty confirming the Borrower's ID:  Yes  No
- Any concerns or suspicions you had regarding the Borrower or the Transaction:  
 No concerns  Borrower appeared nervous  Concerns about ID Verification  
 Difficulty explaining income or assets  Facts about the Borrower or Transaction seemed suspicious

## Borrower AML Risk Rating

Low  Medium  High

Broker AML Risk Rating Notes: \_\_\_\_\_

Borrower #2

- Borrower is a Politically Exposed Person (PEP):  Yes  No  
If yes, specify:  Domestic PEP  International PEP
- Borrower's Occupation is considered High Risk for AML:  Yes  No
- Borrower's Country of Nationality/Origin is considered High Risk for AML:  Yes  No
- Credit Bureau Verified:  Yes  No  
If yes, 3 years of Canadian financial history obtained:  Yes  No

- IDV - FastKey:  Yes  No
- Physical Identification Verified:  Yes  No
  - If yes, confirmed physical ID in-person:  Yes  No
- I have difficulty confirming the Borrower's ID:  Yes  No
- Any concerns or suspicions you had regarding the Borrower or the Transaction:
  - No concerns  Borrower appeared nervous  Concerns about ID Verification
  - Difficulty explaining income or assets  Facts about the Borrower or Transaction seemed suspicious

**Borrower AML Risk Rating**

- Low  Medium  High

Broker AML Risk Rating Notes: \_\_\_\_\_

**Additional Reporting Actions**

- Does a suspicious transaction report need to be filed  Yes  No
- Does a terrorist property report need to be filed  Yes  No
- Is there unusual or suspicious loan documentation  Yes  No
- Are there any unusual or suspicious down payment funds  Yes  No

Broker Signature