

OSFI Guideline B-20 Disclosures



The following table presents amounts of insured and uninsured residential mortgages (including Home Equity Lines of Credit), by geographic areas.

March 31, 2019 (000's) ¹	Insured Mortgages		Uninsured Mortgages		HELOC		Total	
Ontario	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
British Columbia	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Alberta	\$ -	0.0%	\$ 65.9	19.8%	\$ 267.3	80.2%	\$ 333.2	100.0%
Manitoba	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Saskatchewan	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Quebec	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Other	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Total Canada	\$ -	0.0%	\$ 65.9	19.8%	\$ 267.3	80.2%	\$ 333.2	100.0%

The uninsured outstanding exposure above includes one (1) residential mortgage and one (1) Home Equity Line of Credit.

Insured residential mortgages are mortgages whereby our exposure to default is mitigated by insurance through the Canada Mortgage and Housing Corporation (CMHC) or other private mortgage default insurers.

The table below summarizes the remaining amortization of the residential mortgages.

March 31, 2019 (000's)	Amortization Period	
<= 20 Years	\$ -	0.0%
> 20 Years <= 25 Years	\$ 65.9	100.0%
> 25 Years <= 30 Years	\$ -	0.0%
> 30 Years <= 35 Years	\$ -	0.0%
> 35 Years	\$ -	0.0%
Total Canada	\$ 65.9	100.0%

The amortization breakdown above includes one (1) residential mortgage (and excludes the Home Equity Line of Credit as there is no amortization period).

The following table presents the average LTV ratios for our uninsured residential mortgages and Home Equity Lines of Credit originated within the last quarter, by geographic areas.

March 31, 2019 (000's) ¹	Loan to Value ²
Ontario	0.0%
British Columbia	0.0%
Alberta	80.0%
Manitoba	0.0%
Saskatchewan	0.0%
Quebec	0.0%
Other	0.0%
Total Canada	80.0%

motusbank does not acquire uninsured residential mortgages or Home Equity Lines of Credit from third parties. The LTV figure above represents one (1) residential mortgage and one (1) Home Equity Line of Credit secured by a single collateral charge.

¹ Geographical location is based on the address of the property mortgaged.

² LTV ratios for newly originated residential mortgages are calculated based on the weighted average.

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Overview

This Public Disclosure has been prepared by motusbank ("Company") in accordance with requirements of the OSFI B-20 Residential Mortgage Underwriting Practices and Procedures Guideline, January 2018.

In accordance with the Guideline, increased disclosure leads to greater transparency, clarity and public confidence in Federally Regulated Financial Institutions ("FRFI") residential mortgage underwriting practices. FRFI's, such as motusbank, should publicly disclose sufficient information related to their residential mortgage portfolios for market participants to be able to conduct an adequate evaluation of the soundness and condition of FRFI's residential mortgage operations.

Insured Residential Mortgages ~ Defined

An insured mortgage is one that carries with it an insurance policy that protects the mortgage lender or title holder in the event that the borrower defaults on payments, or is otherwise unable to meet the contractual obligations of the mortgage. motusbank requires mortgage insurance where the Loan to Value ("LTV") ratio exceeds 80% of the purchase price. Mortgage loan insurance helps protect lenders against mortgage default, and enables consumers to purchase homes with a minimum down payment of 5%. motusbank facilitates the payment of the premium by the borrower and remits it to the insurer. The premium payable is based on a percentage of the home purchase price that is financed by a mortgage and set by the insurer's rates. The premium can be paid in a single lump sum or it can be added to the mortgage and included in the monthly payments. Mortgage loan insurance is not to be confused with mortgage life insurance which guarantees the remaining mortgage balance repayment at the time of death.

Downward Economic Impacts

To mitigate the impact of an economic slowdown and establish appropriate standards for the credit portfolio quality, motusbank has in place well defined underwriting and risk management mechanisms in respect of residential mortgages and home equity lines of credit ("HELOC"). Further, motusbank performs reasonable due diligence on the borrower's capacity and willingness to service debt obligations and has in place appropriate collateral management practices and ongoing portfolio monitoring. As per the risk management oversight framework, in the event of an economic slowdown, the potential impact on the residential mortgage and HELOC will be marginal given the sound underwriting, proactive risk management and insured nature of higher LTV exposures.