

## What is Independent Legal Advice ("ILA")?

ILA is advice that each person involved in a legal matter receives from their own lawyer. This advice is often required if one lawyer is acting for two or more clients who have a potential conflict of interest.

The lawyer providing you with ILA will not represent the Bank or any other interested party. ILA is provided for your benefit to ensure you understand the legal aspects of the reverse mortgage.

## Why is ILA required to obtain a reverse mortgage?

ILA must be obtained by the legal titleholder of the property and, if applicable, any non-title holding spouse. ILA is a measure taken to ensure that all parties receive an explanation of the nature and effect of the mortgage documents from an impartial third-party lawyer.

## ILA for non-title holding spouses

Your spouse is also required to obtain ILA if they do not hold legal title to your matrimonial home, namely because the mortgage becomes due and payable in the event the titleholder passes. A reverse mortgage could have an impact on the equity a spouse expects to receive upon the sale of their matrimonial home. ILA will ensure that a non-title holding spouse fully understands the potential outcomes of the reverse mortgage.

## What happens in an ILA meeting - what do I get?

The mortgage documents will be delivered to the lawyer that is providing you with ILA and the lawyer will then meet with you to explain the documents before providing you with an ILA Certificate. An ILA Certificate evidences that you met with a lawyer to obtain ILA, and that the lawyer has explained the mortgage documents to you. As well, they confirm your understanding of the mortgage terms and conditions.

## Why can't I use my closing lawyer for ILA?

Your closing lawyer will represent you, as well as the Bank. To ensure that you receive truly impartial advice, a lawyer with no conflicting interest in your transaction is best suited to provide the ILA.

## What if I don't have or know a lawyer?

Your designated mortgage broker will be happy to direct you to a lawyer who can provide you with ILA.