SOURCE OF FUNDS & GIFT DECLARATION

Property Address: ____ (the "Property")

Client/Donee Name(s): ____ (the "Client(s)" or "Donee(s)")

PART 1: CLIENT'S DECLARATION (To be completed by the Client(s)/Donee(s) on Title)

Please select ONE of the options below regarding the funds you will be providing to our firm for your down payment/closing shortfall.

[ ] OPTION A: Own Funds Only

I/We confirm that 100% of the funds being provided to **Hassan & Hassan LLP** for this purchase originate entirely from my/our own personal resources (e.g., personal savings, sale of a previous property, RRSP/TFSA withdrawal).

If you checked Option A, you may skip Part 2 and sign below.

[ ] OPTION B: Gifted Funds Included

I/We confirm that a portion of the funds for this transaction is being provided as a gift from a third party (e.g., parents, siblings, relatives).

If you checked Option B, the person(s) gifting you the money must complete and sign Part 2 of this form below.

⚠️ **IMPORTANT LENDER NOTICE (For Option B), as applicable: If you are receiving gifted funds, you must notify your mortgage broker or lender immediately. Most banks require their own internal "Gift Letter" to be approved by their underwriting department before they will advance mortgage funds. Our firm cannot accept gifted funds into our trust account, nor can we complete your closing, until your lender has formally approved the gift.**

Client 1 Signature: __________________________ Date: ______________________

Client 2 Signature: __________________________ Date: ______________________

Client 3 Signature: __________________________ Date: ______________________

Client 4 Signature: __________________________ Date: ______________________

PART 2: GIFT CONFIRMATION & SOURCE OF FUNDS (To be completed by the Donor(s))

This section must be completed and signed by the family member(s) providing the gifted funds. This information is collected solely to satisfy the Anti-Money Laundering requirements of Law Society of Ontario By-Law 7.1 and LawPRO risk management protocols.

1. Donor One Personal Information

- Full Legal Name(s): ____
- Home Address: ____
- Specific Occupation(s): ____

  (LSO Rule: Please be specific. Write "Retired School Teacher" or "Software Engineer", not just "Retired" or "Business")
- Relationship to Purchaser: ____________________________

  (e.g., Mother, Father, Sibling)
- Specific Source of Gifting Funds: _________________________

  (e.g., Personal savings account, equity line of credit, sale of investments)

2. Donor Two Personal Information

- Full Legal Name(s): ____
- Home Address: ____
- Specific Occupation(s): ____

  (LSO Rule: Please be specific. Write "Retired School Teacher" or "Software Engineer", not just "Retired" or "Business")
- Relationship to Purchaser: ____________________________

  (e.g., Mother, Father, Sibling)
- Specific Source of Gifting Funds: _________________________

  (e.g., Personal savings account, equity line of credit, sale of investments)

3. Legal Declaration & Waiver

I/We confirm that the funds amounting to $__________________________ is being deposited into the trust account of **Hassan & Hassan LLP** (or transferred to the Client(s)/Donee(s) for this transaction) constitute an absolute, unconditional, and irrevocable gift to the Client(s)/Donee(s) for the Property.

By signing below, I/we explicitly confirm and agree to the following:

1. No Repayment: This money is a genuine gift. It is not a loan, no repayment is expected or required, and no interest is accumulating.
2. No Interest in Property: I/we claim no legal, beneficial, or equitable interest in the Property, nor any right to a resulting trust in the property.
3. No Legal Representation: I/we acknowledge that **Hassan & Hassan LLP** acts solely for the Client(s)/Donee(s) and/or the Mortgage Lender in this transaction. **Hassan & Hassan LLP** does not represent me/us. I/we have been explicitly advised to seek Independent Legal Advice (ILA) before signing this declaration.

Donor 1 Signature: ___________________________ Date: _______________

Donor 2 Signature: ___________________________ Date: _______________