



Royal Bank of Canada

**BUILDER/CONSTRUCTION MORTGAGE  
ADDITIONAL INSTRUCTIONS**

**Applicable to all Residential and Collateral Mortgages/Hypothecs**  
(Quebec and New Brunswick only)

The Specific Instructions will contain information on whether this mortgage is a construction or builders mortgage and whether there will be progress advances. If the Mortgage is a construction or builders mortgage with progress advances or the Special Conditions in the Specific Instructions indicate a lien holdback is required conduct, at the time of each advance, all searches that you consider necessary or appropriate to give the Mortgagee an opinion that the Mortgage constitutes, or continues to constitute, a first mortgage against the mortgaged lands to the extent of monies advanced.

For purchase transactions of a newly constructed home, obtain a new home warranty certificate that complies with provincial legislation evidencing completion if such a certificate is available in your jurisdiction or, if not available, an inspection by an appraiser showing 100% completion. Please refer to our General Instructions for additional information on the certificate requirement.

For the first advance, advise your client(s) to contact you regarding the date funds are required. You must then submit your Request for Mortgage Funds (Form 3328). Most documents mentioned in these instructions are available and may be downloaded from our legal documents web site. **Note:** For electronic mandates transmitted through Assyst Real Estate (the "Platform"), our General Instructions continue to apply to this mandate. We also draw your attention to the Instructions for electronic mandates transmitted using the Platform contained on page 2 and following of our General Instructions. All required documents are available on the Platform and should not be downloaded from our legal documents web site, except as otherwise provided in our General Instructions and in our Special Instructions.

If this mortgage is an insured mortgage, the amount of the premium and any applicable taxes will be deducted from each advance. Please ensure that your client is aware of this fact as it impacts the net proceeds available to your client.

Before the first advance can be made we must receive a satisfactory progress inspection report from a qualified inspector/appraiser and you must submit a Request for Funds (Form 3328). Please ask your client(s) to contact the Mortgagee to arrange for the inspection/appraisal. If the first advance is for the purpose of purchasing the mortgaged lot or for an equity take-out against the mortgaged lot a progress inspection report is not required. Our Specific Instructions will indicate if the first advance is for one of these purposes.

For subsequent advances advise your client(s) to contact their Personal Banker/Mortgage Specialist/Business or Commercial Account Manager to arrange for each progress inspection. We will not make subsequent advances until we receive a satisfactory progress inspection report for each advance. Note that the number of advances is limited to five or seven. We will advise the client regarding the number of advances their mortgage will qualify for. Submit your final Report on Title and Security after the final advance.

Holdbacks are NOT required if our Specific Instructions indicate that the advance is for one of the following purposes:

- purchase of the mortgaged lot
- an equity take-out against the mortgaged lot

- payout of an existing mortgage on the mortgaged lot
- purchase of the mortgaged property when a major renovation to an existing home on the property is included in the mortgage financing
- delivery of a factory built (prefabricated, manufactured, panelized, mobile or modular home) being affixed to the foundation.

Except as previously noted, the builders'/mechanics' construction lien (legal hypothec in Quebec) holdback, in the amount specified by provincial statute, and must be applied to each advance. We have summarized the holdbacks applicable in your province or territory as follows:

New Brunswick	10%
Quebec	15%

Please note that we will advance the full amount of each draw to you. You are required to retain in your trust account the holdback amount required by the province in which the property is located. In the provinces in which there is a statutory requirement placed upon the owner to create a holdback account, please remind the client to create such an account and deposit the holdback amount to the account and, if the amount of the contract is below the statutory amount required by the statute for the creation of the holdback account, retain the holdback amount in your trust account (unless otherwise instructed in these instructions). If permitted by law, the holdback amount or a portion thereof may be released at the expiry of the relevant lien period and upon you completing a subsearch of title to confirm no liens have been registered. The determination of whether or not all or part of the holdback amount may be released is a question of fact and law which we leave to your discretion. All searches of title are to be completed at the cost of the borrower.

If the mortgage funds will be used to fund major renovations, the Special Conditions section of the Specific Instructions will indicate the amount advanced for the renovations. You are to ensure the holdback is maintained in respect of that amount.

#### **Insurance Requirement during the Construction Phase**

Obtain evidence of insurance which indemnifies the Mortgagor against damage to the property while under construction. The insurance can be in the form of a Builder's Risk insurance policy (purchased by the builder) or a Course of Construction insurance policy (applicable for self builds and purchased by your client). The amount of insurance should cover the full appraised completion value of the project. Do not provide a copy of the policy to the Mortgagee.

#### **Assumption of Builders Mortgage**

If the client is assuming a builders mortgage, our approval will be on the Approval to Assume Mortgage and Cost of Borrowing Statement of Disclosure (Form 1040 or 1042), a copy of which will be sent to you. When the purchaser has acquired title to the property, please have 3 copies of the Residential Mortgage Assumption Agreement (Form 3337) or in Quebec the Agreement to Assume Hypothec (Form 3339) signed, including appropriate changes to the interest rate outlined on Form 1040 or 1042. Please forward 2 copies of Form 3337 or 3339 to us.

## Prefabricated, Manufactured, Panelized, Mobile or Modular Homes

### Single Dwelling

#### (a) Fixture:

If the proceeds of the loan are to be used to finance the purchase of a prefabricated, manufactured, panelized, mobile or modular home to be permanently affixed to the mortgaged property, whether located on freehold or leasehold lands, you are to complete a search under the applicable personal property security registry (in Quebec the Register of Personal and Movable Real Rights [RPMRR]) to ensure there are no prior security interests in the home. You must prepare and register a mortgage against the real property as well as register a financing statement/notice of security interest against the prefabricated, manufactured, panelized, mobile or modular home under the personal property legislation as applicable for your province. Download from our legal documents web site and prepare the Security Agreement (Security Interest in Consumer Goods) (Form 944), and in Quebec the Deed of Movable Hypothec (Form 805). Register a notice of security interest pursuant to the applicable personal property security legislation (in Quebec publish the movable hypothec in the RPMRR) prior to the advance. Where our mutual client signs a Quebec Deed of Movable Hypothec (Form 805) in English, the registration of such hypothec at the RPMRR will have to be made entirely in French.

The description of the home will have to appear in French in the RPMRR registration and the following text in English appearing in section 1.2(a)(4) of Form 805:

*"present and future rights and claims under insurance policies covering the property described (...)"*

will have to be translated into French as follows for purposes of the RPMRR registration:

*" les droits et indemnités d'assurance, présents et à venir, couvrant les biens décrits (...)."*

The registration period will be for one year. A notice of the security interest is not to be registered against title to the mortgaged property.

For freehold mortgages, the Mortgagor(s) must acknowledge that the prefabricated, manufactured, panelized, mobile or modular home to be purchased with the funds advanced will be affixed to the lands described in the mortgage, as it is the intention of the Mortgagor that the home will be a permanent fixture on the mortgaged property. This document is to be retained by you. For leasehold mortgages, ensure that the Mortgage indicates that it charges a leasehold estate. Also, see Leasehold Property provisions in the General Instructions.

Where payment is required prior to the installation of the prefabricated, manufactured, panelized, mobile or modular home unit to the foundation, we will advance an amount upon delivery of the unit to the site and as recommended by the mortgage insurer (if mortgage insurance is required).

#### (b) Chattel:

If the prefabricated, manufactured, panelized, mobile or modular home is not or will not be permanently affixed (i.e. blocked, anchored, skirted only) to the mortgaged property, whether located on freehold or leasehold lands, you are to complete a search under the applicable personal property security registry to ensure there are no prior security interests in the prefabricated, manufactured, panelized, mobile or modular home. You must prepare and register a mortgage against the real property as well as register a financing statement/notice of security interest against the prefabricated, manufactured, panelized, mobile or modular home under the personal property legislation as applicable for your province. Download from our legal documents web site and prepare the Security Agreement (Security Interest in Consumer Goods) (Form 944), except in B.C., the Security Agreement (Chattel Mortgage for Consumer Goods) (Form 950). **The registration period must be equal to or greater than the amortization period of the mortgage for all provinces.** A notice of the security interest is not to be registered against title to the mortgaged property.

**Accessory Dwelling Unit(s):****(a) Fixture**

If any portion of the financing is to include the financing the purchase of one or more prefabricated, manufactured, panelized, mobile or modular home(s) for purposes of an ADU (which will be in addition to the main dwelling on the property), and if the ADU(s) to be purchased with the funds advanced WILL be affixed to the lands described in the mortgage, whether located on freehold or leasehold lands, you must prepare and register a mortgage against the real property as well as register a financing statement/notice of security interest against each such prefabricated, manufactured, panelized, mobile or modular home under the personal property legislation as applicable for your province. You are to complete a search under the applicable personal property security registry to ensure there are no prior security interests in the prefabricated, manufactured, panelized, mobile or modular home(s). Download from our legal documents web site and prepare the Security Agreement (Security Interest in Consumer Goods) (Form 944), except in B.C., the Security Agreement (Chattel Mortgage for Consumer Goods) (Form 950). A financing statement under the applicable personal property security legislation must be registered prior to the first advance. A notice of the security interest is not to be registered against title to the mortgaged property.

For freehold mortgages, the Mortgagor(s) must acknowledge that the prefabricated, manufactured, panelized, mobile or modular home(s) to be purchased with the funds advanced will be affixed to the lands described in the mortgage, as it is the intention of the Mortgagor that the prefabricated, manufactured, panelized, mobile or modular home(s) will be a permanent fixture on the mortgaged property in addition to the main dwelling unit. This document is to be retained by you.

For leasehold mortgages, ensure that the Mortgage indicates that it charges a leasehold estate. Also, see Leasehold Property provisions in the General Instructions.

**(b) Chattel**

If any portion of the financing is to include the financing the purchase of one or more prefabricated, manufactured, panelized, mobile or modular home for purposes of an Accessory Dwelling Unit (ADU) (which will be in addition to the main dwelling on the property), and if the ADU(s) to be purchased with the funds advanced will not be permanently affixed (i.e. blocked, anchored, skirted only) to the mortgaged property, whether located on freehold or leasehold lands, you must prepare and register a mortgage against the real property, as well as register a financing statement/notice of security interest against each such prefabricated, manufactured, panelized, mobile or modular home under the personal property legislation as applicable for your province. You are to complete a search under the applicable personal property security registry to ensure there are no prior security interests in the prefabricated, manufactured, panelized, mobile or modular home(s). Download from our legal documents web site and prepare the Security Agreement (Security Interest in Consumer Goods) (Form 944), except in B.C., the Security Agreement (Chattel Mortgage for Consumer Goods) (Form 950). A financing statement under the applicable personal property security legislation must be registered prior to the first advance. **The registration period must be equal to or greater than the amortization period of the mortgage for all provinces.** A notice of the security interest is not to be registered against title to the mortgaged property.

For leasehold mortgages, ensure that the Mortgage and indicates that it charges a leasehold estate. Also, see Leasehold Property provisions in the General Instructions.

**General:**

In addition, see the special conditions sections in the Specific Instructions. Where our specific instructions indicate that funds are to be advanced by way of progress/multiple advances, you must ensure prior to each advance that there are no prior interests in the home, ADU, or on the mortgaged lands.

You must also conduct at the time of each advance, all searches that you consider necessary or appropriate to give the Mortgagee an opinion that there are no interests or claims against the property that may rank ahead of the Mortgagee's interest in the property to the extent of monies advanced.

The final advance cannot be released until you are advised by the Bank to do so. The Bank will not permit release of the final advance until its appraiser has confirmed that the home has been affixed to the foundation. Submit your final Report on Title and Security after the final advance.

If this is a prefabricated, manufactured, panelized, mobile or modular home in Quebec, have the Mortgagor grant an immovable hypothec on the land. Before disbursing funds obtain the registration number of the supplier (manufacturer or general contractor, as applicable) and the unit for the purpose of the Guaranteed New House Program (APCHQ or ACQ).

**Quebec only**

(1) The holdback amount may be released by you 30 days following the date of the final advance.

(2) Any costs incurred or fees charged by you for maintaining and managing the holdback account are the responsibility of our mutual client.

**Construction mortgages only**

(3) If this is a construction mortgage with progress advances, download the Conventional Construction Loan – Disbursement Agreement (Form 3296) from our legal documents web site, prepare it and have it signed by the Mortgagor before the first advance. Retain the Agreement in your file. We do not require a copy of the Agreement.

**Centria Commerce Program only**

(4) If the Specific Instructions indicate that this is a builders' mortgage registered in the **Centria Commerce** program, then the following applies:

- (a) The deed of hypothec, or where such deed of hypothec is signed in English, the French version of the deed included therein after the English version, must be presented to the Registry Office for publication as soon as possible.
- (b) You may advance the funds relating to the land prior to obtaining a location certificate. This advance will be made by the mortgage centre, upon receipt of your facsimile request. If you are not the notary acting for the purchase of the land, please telephone us.
- (c) We will make all subsequent advances via payment of invoices. You will not be involved in these subsequent advances.
- (d) Please quote the Centria Commerce reference number indicated in the Specific Instructions in all communications with us.

**Builder's mortgages only**

(5) If this is a conventional builders' mortgage with Guarantor(s), amend the applicable Deed of Residential Hypothecary Loan (Form 3991, 3992 or 3993) by replacing section 9.1 with the following. For electronic mandates transmitted through the Platform, ensure that the following text is displayed in section 9.1 of the Deed:

**"GUARANTOR**

[Name of Guarantor], domiciled and resident at [ ],  
 , intervenes in the **Deed of Loan** and, solidarily with the Borrower, agrees to pay the **Secured Amounts** under the **Deed of Loan** in full and to fulfill all the **Obligations** of the Borrower set forth therein.

The Intervenor waives the benefit of division and discussion, which means that he or she may not require **us** to demand payment from the Borrower or to exercise **our** recourses against the Borrower's assets before seeking payment from the Intervenor.

If there is more than one Intervenor, each of them agrees solidarily to fulfill the **Obligations**.

This guarantee will terminate once all of the following conditions have been met:

(a) No notice of registration of a legal hypothec for the construction or renovation of an immovable, and no prior notice of the exercise of a hypothecary right, or any other entry that could negatively affect **our** rights, has been registered against the **Property**;

(b) The **Property** is sold to a person approved by us and by the **Mortgage Default Insurer**, where applicable, subject to certain conditions which the new owner must meet in order to obtain such approval. Such conditions may include the signature by the new owner (with the consent of his or her spouse if required by law) of an agreement for the assumption of the hypothecary loan (in a form acceptable to us), whereby he or she personally assumes all of the Borrower's **Obligations**;

(c) The Borrower is not in **default** under this **Deed of Loan** or under any other agreement he has entered into with **us**."

For purposes of including the foregoing clause 9.1 entitled *Guarantor* in the French version of the Deed of Hypothec within any English language Hypothec, please find below the French translation of same:

#### "CAUTION

[*Nom du garant*], domicilié et résidant au [ ],  
intervient à l'**acte de prêt**, et s'engage solidairement avec l'Emprunteur au paiement de tous les **montants garantis** par l'**acte de prêt** et au respect de tous les **engagements** de l'Emprunteur qui y sont prévus.

L'intervenant renonce aux bénéfices de discussion et de division, c'est-à-dire qu'il ne pourra pas **nous** demander d'exiger le remboursement de l'Emprunteur, ni d'exercer **nos** recours sur les biens de l'Emprunteur, avant de lui demander paiement.

S'il y a plus d'un intervenant, chaque intervenant est tenu solidairement au respect des **engagements**.

Ce cautionnement s'éteindra lorsque toutes les conditions suivantes auront été respectées:

(a) Aucun avis de conservation d'hypothèque immobilière légale pour la construction ou pour la rénovation ou préavis d'exercice d'un droit hypothécaire ou toute autre entrée adverse portant préjudice à **nos** intérêts n'a été inscrit à l'égard de la **propriété**;

(b) La **propriété** est vendue à une personne approuvée par nous et par un **assureur hypothécaire**, le cas échéant, sous réserve de certaines conditions que le nouveau propriétaire doit respecter afin d'obtenir cette approbation. Ces conditions peuvent inclure la signature par le nouveau propriétaire (avec le consentement de son/sa conjoint(e), si la loi l'exige) d'une convention de prise en charge d'hypothèque (sous une forme qui **nous** est acceptable), dans laquelle il/elle assume personnellement tous les **engagements** de l'Emprunteur ;

(c) L'Emprunteur n'est pas en **défaut** en vertu du présent **acte de prêt** ou de toute autre convention qu'il a conclue avec **nous**."