

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.

It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

**Transaction Property Address:** .....

**Sales Representative/Broker Name:** .....

**Date:** .....

## A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® member must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatary to verify an individual, see procedure described in CREA's FINTRAC Compliance manual.

**1. Full legal name of individual:** .....

**2. Address:** .....

**3. Date of Birth:** .....

**4. Nature of Principal Business or Occupation:** .....

**5. Type of Identification Document\*:** .....  
(must view the original, see below for list of acceptable documents)

**6. Document Identifier Number:** .....

**7. Issuing Jurisdiction:** .....  
(Provincial, Territorial, or Federal Government)

**8. Document Expiry Date:** .....  
(must be valid and not expired)

\*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.



**B. Verification of Third Parties** *(if applicable)*

NOTE: Complete this section of the form when a client or unrepresented individual is acting on behalf of a third party. Where you cannot determine if there is a third party, but there are reasonable grounds to suspect the individual is acting on behalf of a third party, you must keep a record of that fact.

**1. Name of third party:** .....

**2. Address:**.....  
.....  
.....  
.....

**3. Date of Birth:** .....

**4. Nature of Principal Business or Occupation:** .....

**5. Incorporation number and place of issue** *(if applicable)*: .....

**6. Relationship between third party and client:**.....  
.....  
.....  
.....

Only complete Sections C and D for your clients.

**C. Client Risk** (*ask your Compliance Officer if this section is applicable*)

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

**Low Risk**

- Canadian Citizen or Resident Physically Present
- Canadian Citizen or Resident Not Physically Present
- Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- Other, explain:

**Medium Risk**

- Explain:

**High Risk**

- Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.

## D. Business Relationship

*(ask your Compliance Officer when this section is applicable if you don't know)*

### D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- |   |   |
|---|---|
| <input type="checkbox"/> Residential property         | <input type="checkbox"/> Residential property for income purposes |
| <input type="checkbox"/> Commercial property          | <input type="checkbox"/> Land for Commercial Use                  |
| <input type="checkbox"/> Other, please specify: ..... |   |

### D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client If their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - if you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

### D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.



D. Business Relationship

Ask the client(s) if ever purchased or sold any other property through JDL Realty (including any other JDL agents) in the past 5 years?

Yes [ ] - Complete rest of Section D No [ ] - End here

D.1. Purpose and Intended Nature of the Business Relationship

Acting as an agent for the purchase and sale of:

- Residential property, Commercial property, Other, please specify: Residential property for income purpose, Land for Commercial Use

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-to-Date

D.2.1.a) Have you ask the Client if their name, address or principal business or occupation has ever changed since the last time they had a business deal with JDL Realty Inc.? Yes No

D.2.1.b) Have you included the updated information on page one? Yes No

D.2.2.a) Have you kept all correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client? Yes No

D.2.2.b) If you have taken measures beyond simply keeping correspondence on file, please specify them here:

D. 2.3. If the client is high risk, you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date.

Please ask the following questions to your client.

D.2.3.a) Does this transaction involve a third party? Yes No

D.2.3.b) Will the property purchase be settled by cash or mortgage? cash mortgage

D. 2.3.c) Have you consulted a bank for mortgage approval? Yes No

D.3. Suspicious Transactions

If the transaction involves a third party, will be settled by cash, there is no mortgage pre-approval, please obtain additional information about the client, which should include but not limited to relationship with the third party, third party identification, source of funds or source of wealth and asset value and keep all your records on file. Don't forget, if you see something suspicious during the transaction report it to your Compliance Office. Consult your policies and procedures manual for more information.