

# Mortgage security and borrowing record

Keep this document private. It is a document-reconciliation aid, not a credit approval, payout quote or legal interpretation of your charge. Do not include account passwords. Blank means unknown, not zero or no obligation.

## Security record

Proposed or registered charge amount: \_\_\_\_\_

Property and owners, held privately: \_\_\_\_\_

Document, date and professional confirming the amount: \_\_\_\_\_

Lender explanation of which present and future obligations are secured: \_\_\_\_\_

Unresolved wording to ask the lawyer/notary about: \_\_\_\_\_

## Borrowing record for the same date

| Facility                    | Agreement/date | Principal already borrowed | Approved limit, if applicable | Available undrawn credit confirmed | Secured by this charge? |
|-----------------------------|----------------|----------------------------|-------------------------------|------------------------------------|-------------------------|
| Mortgage                    |                |                            |                               |                                    |                         |
| Named line of credit        |                |                            |                               |                                    |                         |
| Other identified obligation |                |                            |                               |                                    |                         |

Do not add an undrawn credit limit to the amount already owed. Do not infer available credit by subtracting debt from the registered charge. Record interest, fees, pending transactions and restrictions separately; the principal-only exercise below omits them.

## Worked hypothetical reconciliation

Assume \$800,000 registered security, \$600,000 mortgage principal and a separate approved \$50,000 HELOC. Assume both loans are secured by the charge and the HELOC limit is unchanged and fully available subject to draws. No interest, fees, repayments or pending transactions are included until the stated repayment.

| Snapshot                             | Mortgage principal | HELOC principal | Combined principal | Undrawn HELOC |
|--------------------------------------|--------------------|-----------------|--------------------|---------------|
| Before HELOC draw                    | \$600,000          | \$0             | \$600,000          | \$50,000      |
| After a \$20,000 draw                | \$600,000          | \$20,000        | \$620,000          | \$30,000      |
| After a \$5,000 repayment is applied | \$600,000          | \$15,000        | \$615,000          | \$35,000      |

Combined principal = mortgage principal + HELOC principal in this two-debt example. Undrawn line = approved \$50,000 limit - drawn line balance, under the assumptions above. The \$800,000 registered amount stays unchanged in all three snapshots.

The \$200,000 registration-minus-mortgage difference before drawing, and \$180,000 registration-minus-combined-principal difference after drawing, are not the HELOC's available credit. Do not budget either as accessible cash. These figures are invented, not a borrowing-limit calculation or lender offer.

## Questions before relying on future borrowing

What additional facility is actually approved, if any? \_\_\_\_\_

Are further underwriting, property or signing conditions outstanding? \_\_\_\_\_

When would funds become accessible, and what payment/rate terms apply? \_\_\_\_\_

Does a co-owner or guarantor need a separate explanation of liability? \_\_\_\_\_

If no extra facility is approved, record "not approved" rather than treating unused registration room as cash. If documents conflict, ask the lender and legal professional to reconcile them; do not alter signing documents yourself.

Sources checked September 8, 2026: [FCAC charge types](#), [Tangerine collateral-charge explanation](#), [FCAC HELOC guidance](#).