

MORTGAGE DISBURSEMENT SOLUTION

"Centria's assumes the administrative tasks associated with the disbursement of funds and monitors the evolution of construction projects so that its clients can dedicate their energy and resources to business development."

S. Achard, Senior Vice-President, Business Markets, Fédération des caisses Desjardins du Québec

+ PROTECTION

Lending institutions seeking to ensure the effective financial management of the residential construction projects they finance will appreciate Centria's Mortgage Disbursement Solution. This comprehensive service is predicated on strict budgetary control and the judicious disbursement of funds.

AREAS OF EXPERTISE

- + Risk management
- + Construction cost evaluation
- + Financial structuring
- + Project inspection
- + Financial management
- + Online invoice processing and payment
- + Disbursement
- + Real estate law

KNOW THE MONEY IS SPENT WISELY

The members of the Centria team are specialized in the administrative and financial management of residential construction projects. They act as an objective third party to ensure optimum use of the allocated funds. Their responsibilities include planning the orderly disbursement of funds according to a set schedule, securing the financial resources required and paying the right supplier for the right work. Clients can have full confidence that the money they lend is well spent.

The no-fault title insurance that is part of Centria's Mortgage Disbursement Solution provides coverage that goes way beyond a legal mortgage. The construction project is protected against the full range of risks associated with real estate transactions.

PURSUE MORE LUCRATIVE OPPORTUNITIES

Centria ensures stringent respect of the disbursement modalities established by the client. This allows lending institutions to allocate their human resources to more profitable activities.

MINIMIZE YOUR RISK

Centria processes the invoices associated with the construction project and issues payment according to pre-established priorities. This greatly reduces the risk of having a supplier register a lien against the property.

EXTEND LOANS WORRY-FREE

Centria's Mortgage Disbursement Solution is designed to protect the loans made by lending institutions to residential construction projects.

The company uses an integrated risk management approach, with payments staggered over the duration of the project. The experts at Centria have specialized expertise in the field. They operate according to high professional standards and use superior tools incorporating secure technology. They follow a strict method and carefully monitor implementation. With Centria, lending institutions can extend funds without worry.



KEEP ON TOP OF THINGS

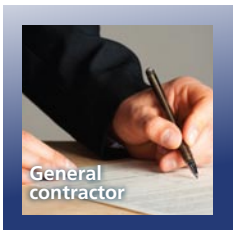
Centria's *online business centre* provides quick, easy and secure access to a customer's file 24/24, 7/7. This is the ideal way to monitor the evolution of a project, review the expenses paid, verify the cash-on-hand and check-up on many other details.

BASE YOUR DECISIONS ON SOLID DATA

Careful planning and efficient management are essential to the success of any construction project. The professionals at Centria examine the projected building costs to establish viability. The decision to lend is based on reliable data, reflective of current market conditions.

ENHANCE YOUR PRODUCT OFFER

Having the flexibility to adapt to changing market needs is always a major asset. Clients who rely on Centria for the financial management of the projects they underwrite have no need to withhold 15% of the funds as a security and no need to perform an onsite inspection before making a disbursement. With a greater ability to tailor its products to the needs of the knowledgeable entrepreneur, the lending institution is more competitive.




Request for funding



FINANCIAL INSTITUTION

- Study the file
- Evaluate the credit risk
- Define the terms of the mortgage
- Secure the funds
- Transmit instructions to the notary
- Release the funds



- Examine the contractor's profile and determine the viability of the project
- Review the cost estimates and breakdown of expenses
- Obtain title insurance
- Manage the project's budget
- Process project-related invoices
- Implement the inspection schedule
- Transfer funds and ensure payment
- Provide a statement of account when the property is sold