



Pine Referral Incentive Program Terms & Conditions

Effective: January 8, 2026

1. Eligibility

Participation in the Pine Referral Incentive Program (the “Program”) is open to Eligible Participants who meet the criteria set forth below.

A. Definitions

“Referrer”: An existing Pine client who holds an Active Mortgage with Pine and wishes to refer a friend, family member, or acquaintance.

“Referee”: An individual who does not currently hold a mortgage with Pine and is referred by a Referrer to apply for a new mortgage.

“Active Mortgage”: A mortgage that has been successfully funded by Pine and remains in good standing (not in default) at the time the Referral is submitted.

B. Participation Requirements to be considered an “Eligible Participant,” both the Referrer and Referee must:

- Be a legal resident of Canada;
- Have reached the age of majority in their province or territory of residence; and
- Reside in a province where Pine is authorized to operate (currently Ontario, British Columbia, Alberta, Saskatchewan, Manitoba, New Brunswick, Newfoundland and Labrador, Nova Scotia, and Prince Edward Island).

2. Program Requirements

To qualify for any Cash Reward, all of the following conditions must be met:

Referral Submission:

The Referrer must participate in the Referral Incentive through Pine’s official referral platform or website. Only referrals submitted through the official referral process will qualify.

New Client Requirement:

The Referee must be a new Pine mortgage client with no prior funded mortgage with Pine.

Mortgage Application:

The Referee must apply for a new mortgage with Pine using the Referrer’s unique referral link or, where applicable, by mentioning the Referrer’s name during their initial consultation, as determined by Pine.



Mortgage Funding:

The Referee's mortgage must be approved, accepted, and successfully funded with Pine.

Minimum Requirements:

- Minimum mortgage principal amount: **\$150,000 CAD**
- Minimum term: **3-year mortgage**
- The offer does **not** apply to standalone HELOC (Home Equity Line of Credit) applications.
- All mortgage applications are subject to Pine's standard underwriting criteria and approval processes.

Reward Payment:

The Cash Reward will generally be processed within approximately 30 days after the Referee's mortgage has been successfully funded. Please allow up to 10 business days for the funds to be deposited.

3. Referral Bonus Amounts

The Referral Bonus is calculated based on the final funded mortgage amount of the New Client, as follows:

Bonus Paid to Referrers

- \$250 CAD for funded mortgages between \$150,000 and \$400,000
- \$500 CAD for funded mortgages between \$400,001 and \$750,000
- \$1,000 CAD for funded mortgages of \$750,001 or more

There is no limit to the number of eligible referrals a Referrer may make, subject to compliance with these Terms.

Bonus Paid to Referees

- \$250 CAD for funded mortgages between \$150,000 and \$400,000
- \$500 CAD for funded mortgages between \$400,001 and \$750,000
- \$1,000 CAD for funded mortgages of \$750,001 or more

4. Payment of Cash Reward



Both the Referrer and the Referee will receive their applicable Cash Reward via Interac e-Transfer® to the email address or mobile phone number provided to Pine, provided that the Eligible Participant's account is active and in good standing at the time of payment.

The Cash Reward will be sent to the contact information on file with Pine. It is the responsibility of each Eligible Participant to ensure that their contact details are accurate and up to date prior to payment.

If an Interac e-Transfer cannot be successfully delivered or accepted (including due to incorrect contact information, expired transfer, or security restrictions), Pine may, at its discretion, attempt to reissue the transfer. If the Cash Reward remains unclaimed after a reasonable period of time, as determined by Pine, the reward may be forfeited.

There is a limit of one (1) Cash Reward per successful mortgage referral. Only one Referrer can be associated with a single Referee's mortgage.

Pine reserves the right to change the method of payment at its discretion, including issuing payment via an alternative method if Interac e-Transfer is unavailable or impractical.

5. Program Limitations and Conduct

The Referrer agrees to refer only individuals they know personally, including friends, family, or colleagues.

Referrals cannot be applied to existing Pine mortgages, renewals, or returning clients who have previously funded a loan with Pine.

The Referrer must not represent themselves as an employee, agent, or intermediary of Pine.

Self-referrals are not permitted. A Referrer may not refer themselves, including through multiple identities, email addresses, or accounts.

If multiple Referrers attempt to refer the same Referee, only the first valid referral received by Pine will be eligible for a Cash Reward, as determined by Pine in its sole discretion.

Paid advertising, affiliate promotions, bulk email campaigns, or any form of mass solicitation using referral links are strictly prohibited.

The referral link may only be used for personal, non-commercial purposes.

Referrals must not be generated through lead-selling arrangements, referral marketplaces, or any form of compensated third-party sourcing.

Pine reserves the right to withhold, cancel, or claw back any Cash Reward if:



- The Program is abused or manipulated
- Fraudulent, deceptive, or unethical behavior is suspected
- Any eligibility requirements are not met

Cash Rewards are non-transferable and non-exchangeable and may only be issued as part of this Program.

6. Combination with Other Promotions

This Program may be combined with other Pine promotions, offers, or rate incentives at Pine's sole discretion. Eligibility for combined promotions will depend on the specific terms of each offer. Any combined promotions will be clearly disclosed at the time of offer. Pine reserves the right to modify or restrict promotional combinations at any time without notice.

7. General Terms

Participation in the Program constitutes acceptance of these Terms and Conditions.

Pine reserves the right to modify, suspend, or terminate the Program, in whole or in part, at any time and for any reason, without prior notice. Any changes will apply prospectively unless otherwise stated.

Participation in the Program does not guarantee that a Referee's mortgage application will be approved or funded.

Pine reserves the right to investigate any referral activity and to withhold, cancel, or claw back any Cash Reward if Pine determines, in its sole discretion, that the Program has been abused, manipulated, or used in a fraudulent, misleading, or non-compliant manner.

Cash Rewards may be considered taxable income. Pine does not provide tax advice. Participants are responsible for any applicable taxes and are encouraged to consult a tax professional.

This Program is subject to all applicable federal and provincial laws and regulations.

These Terms and Conditions are governed by the laws of the province in which the Referrer resides and the federal laws of Canada applicable therein.

If any provision of these Terms and Conditions is found to be invalid or unenforceable, such provision shall be severed and the remaining provisions shall remain in full force and effect.



8. Contact

For questions or assistance regarding the Pine Referral Incentive Program, please contact:
hello@pine.ca