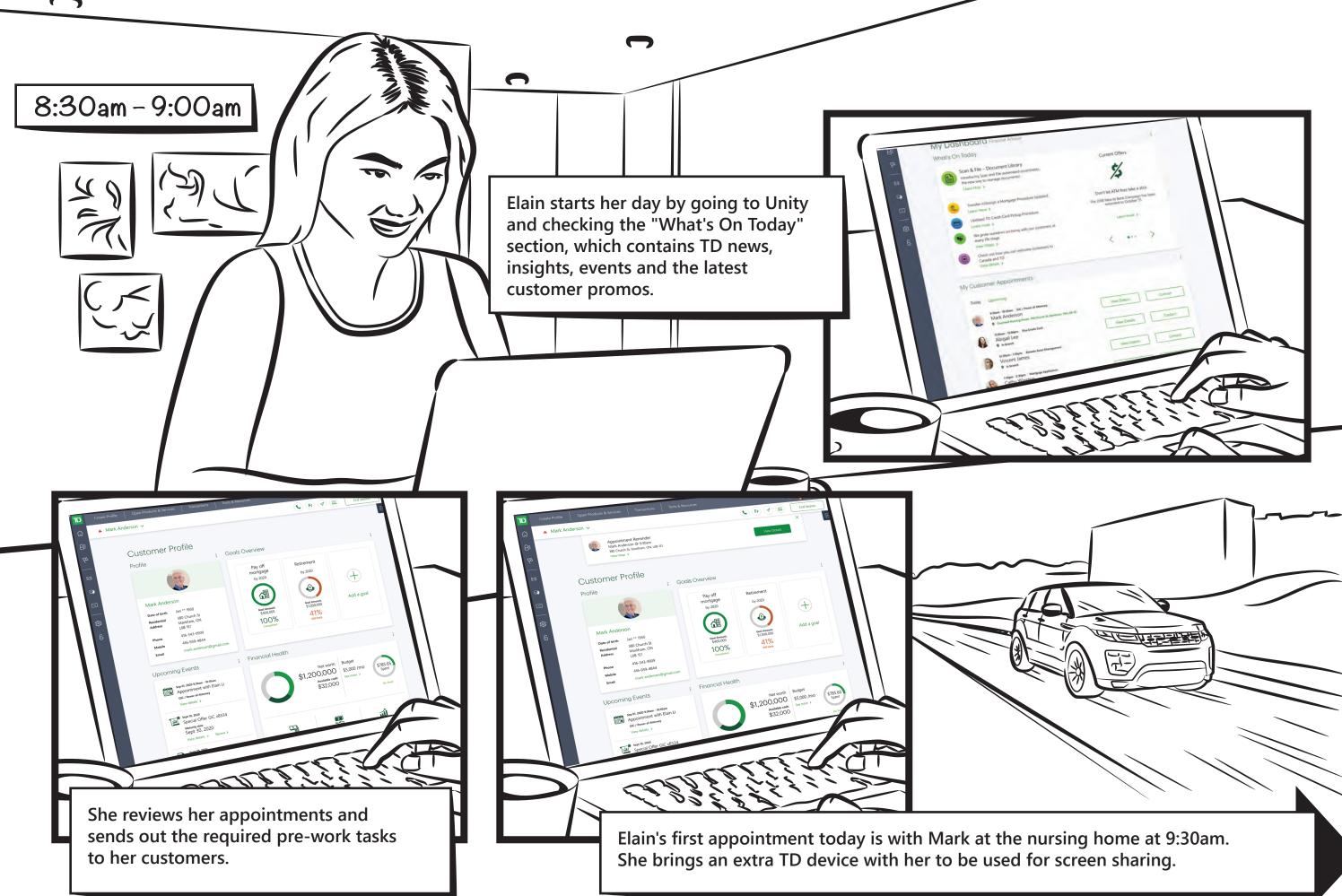
### SCENARIO I

## Start of the Day

Elain is the sole employee at her branch who is able to assist Chinese-speaking customers. Although she has 2 years of experience, she still requires support to complete complex applications for customers.



## Mark & Sean's Appointment

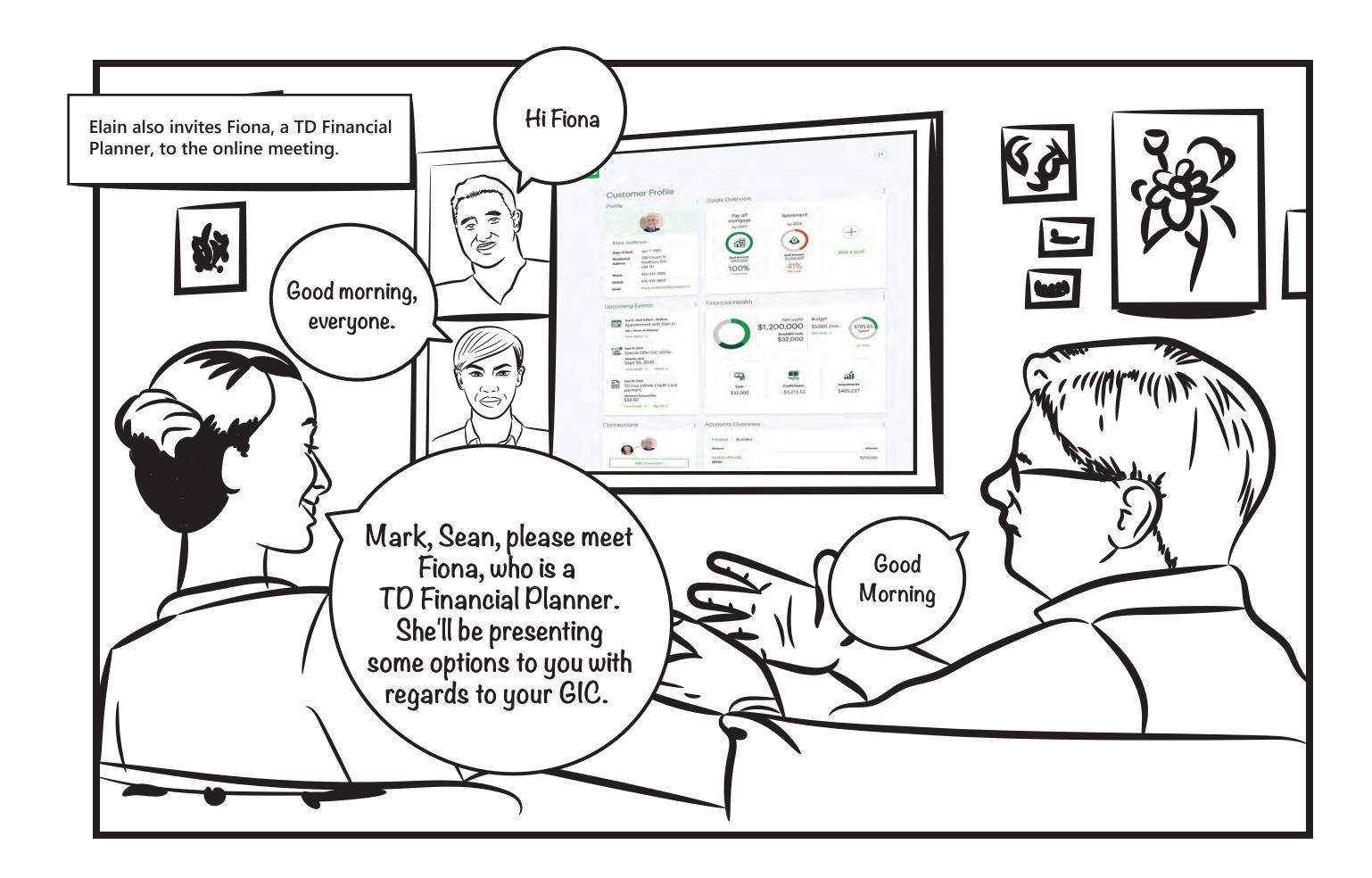
Mark is in his 70s and lives in a nursing home. He requires Sean to be present at the meeting, but Sean is not available in person.

Mark has \$250k in assets with TD.

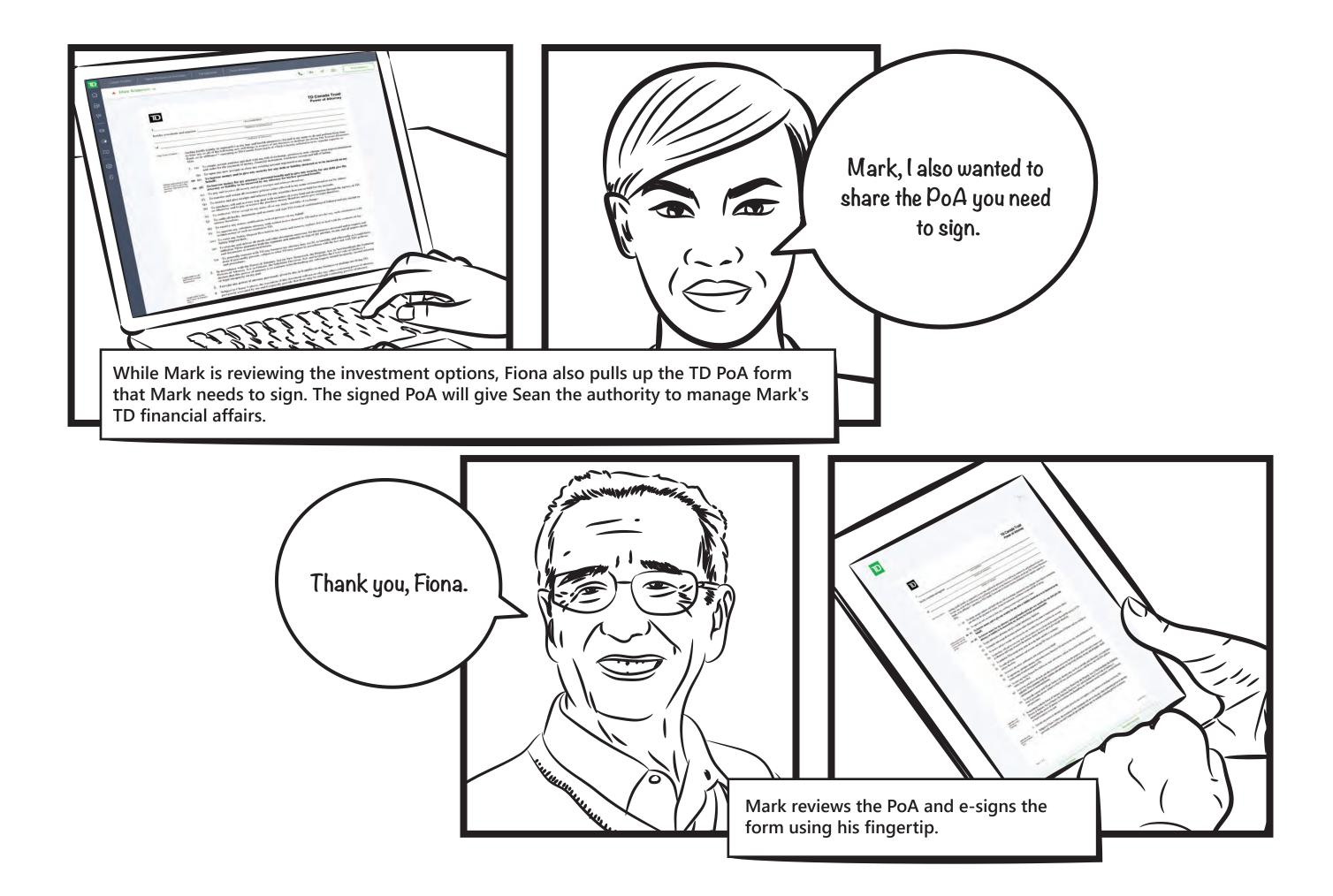
Mark's needs:

Discuss terms of maturity of his GIC Give Sean power of attorney so he can make legal decisions about Mark's finances











### Vincent James - Voicemail

Vincent is in his late 20s and he is the founder of an IT start-up.

He has \$100k in assets with TD.

Vincent's needs:

Reschedule his appointment Preview documents and sign them digitally





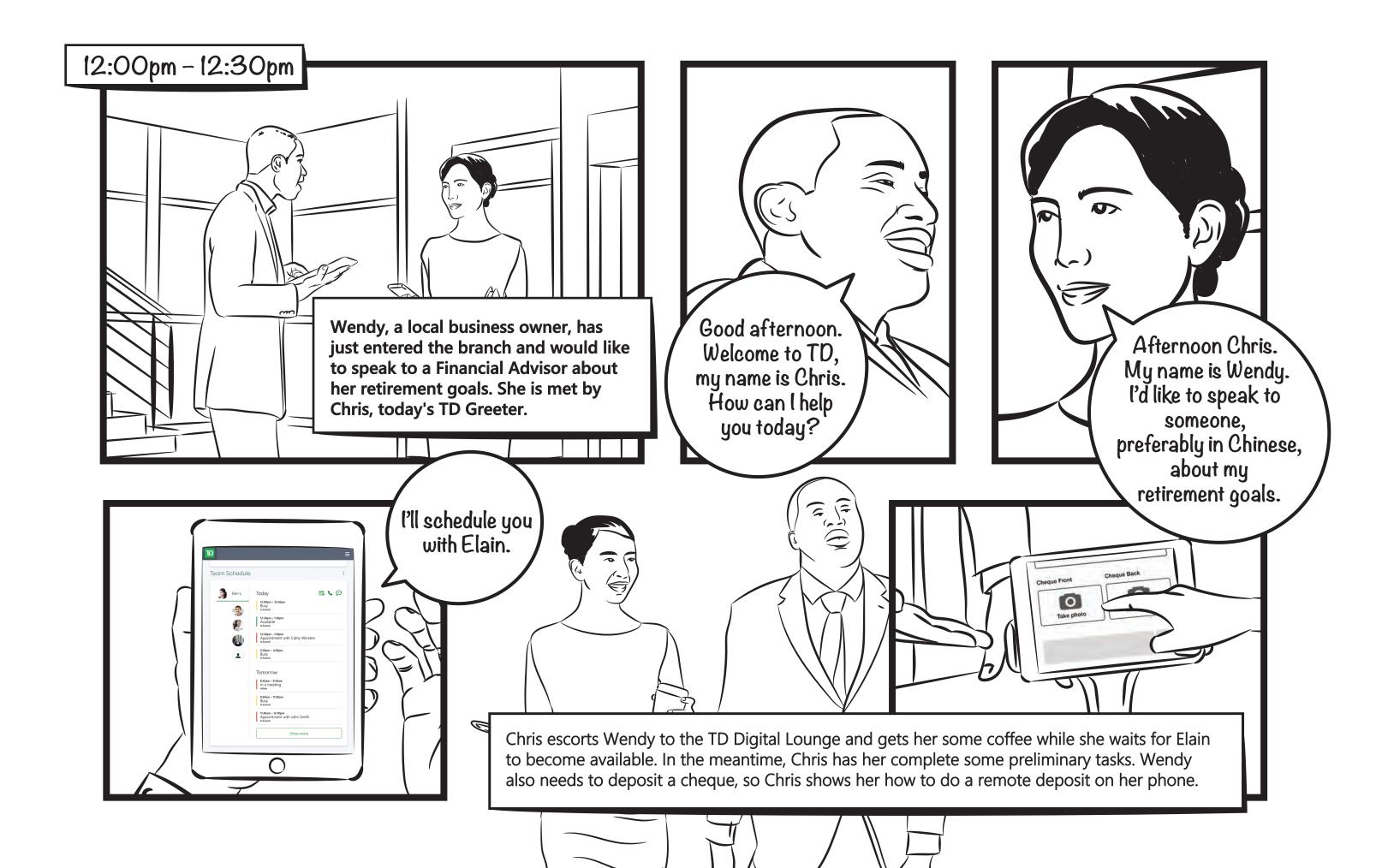


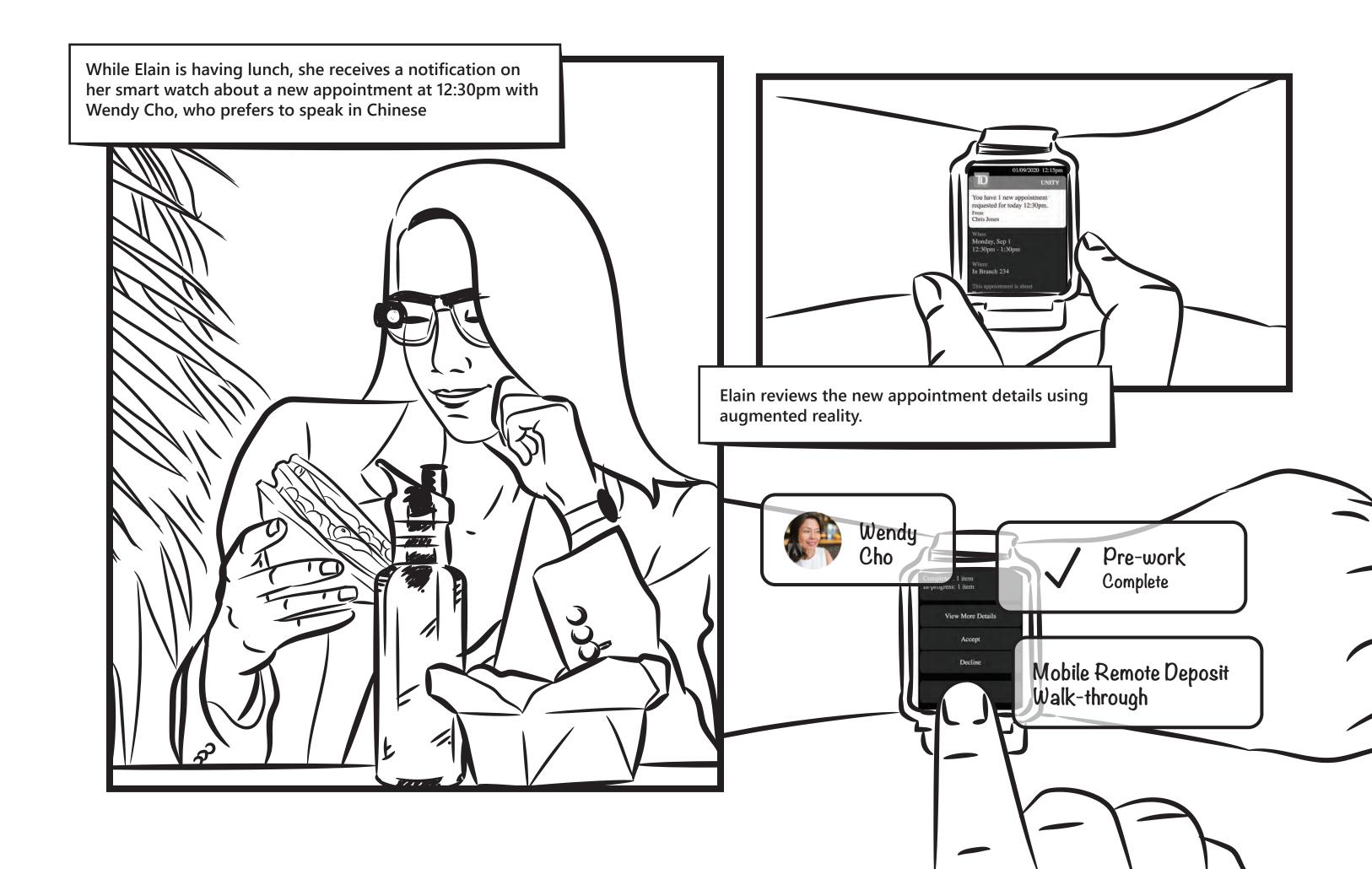
# Wendy Cho - Walk-in

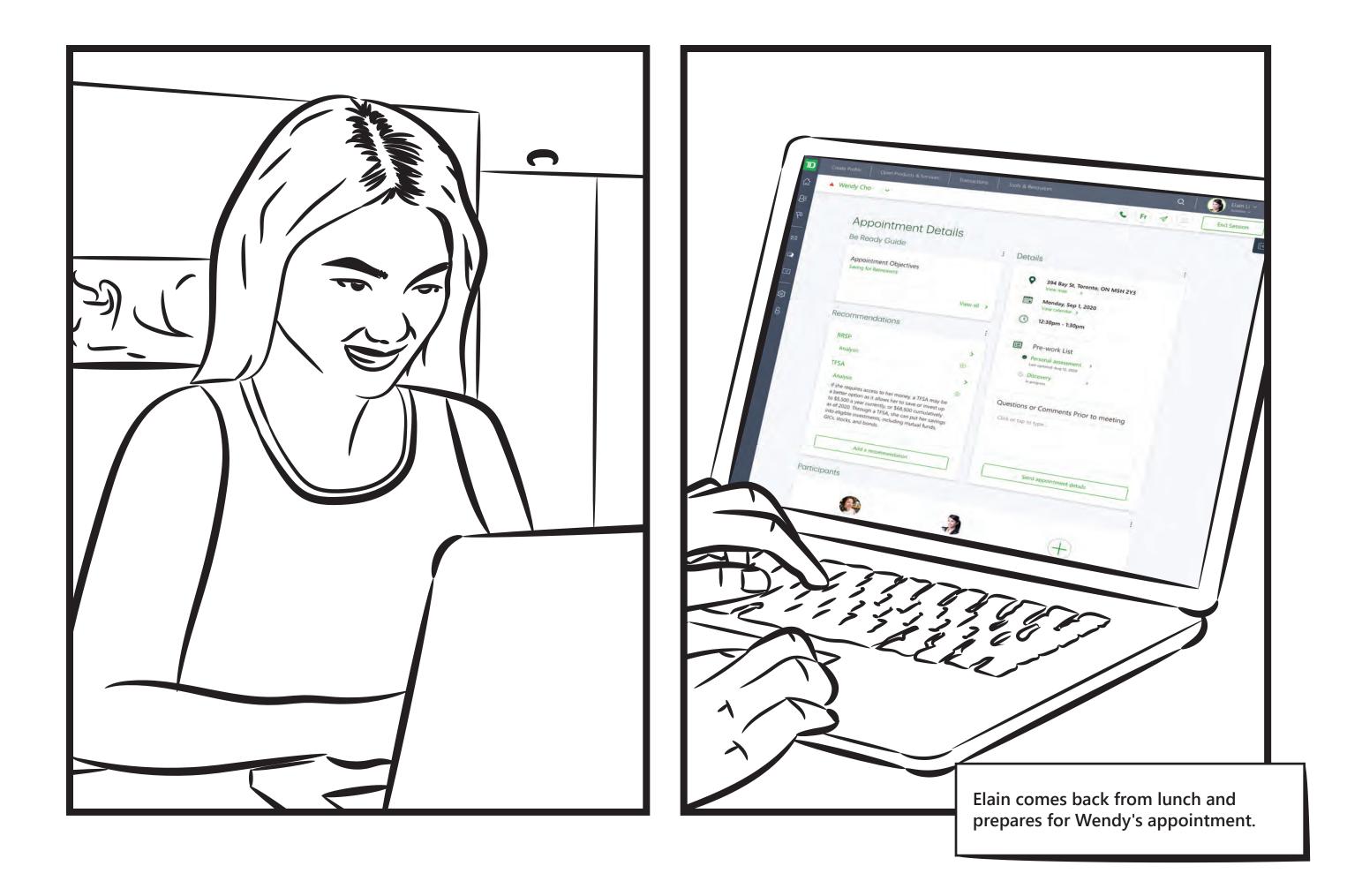
Wendy Cho is in her early 40s and owns her own business. She's an existing TD customer who is fluent in both English and Cantonese.

Wendy's needs:

Plan for her retirement





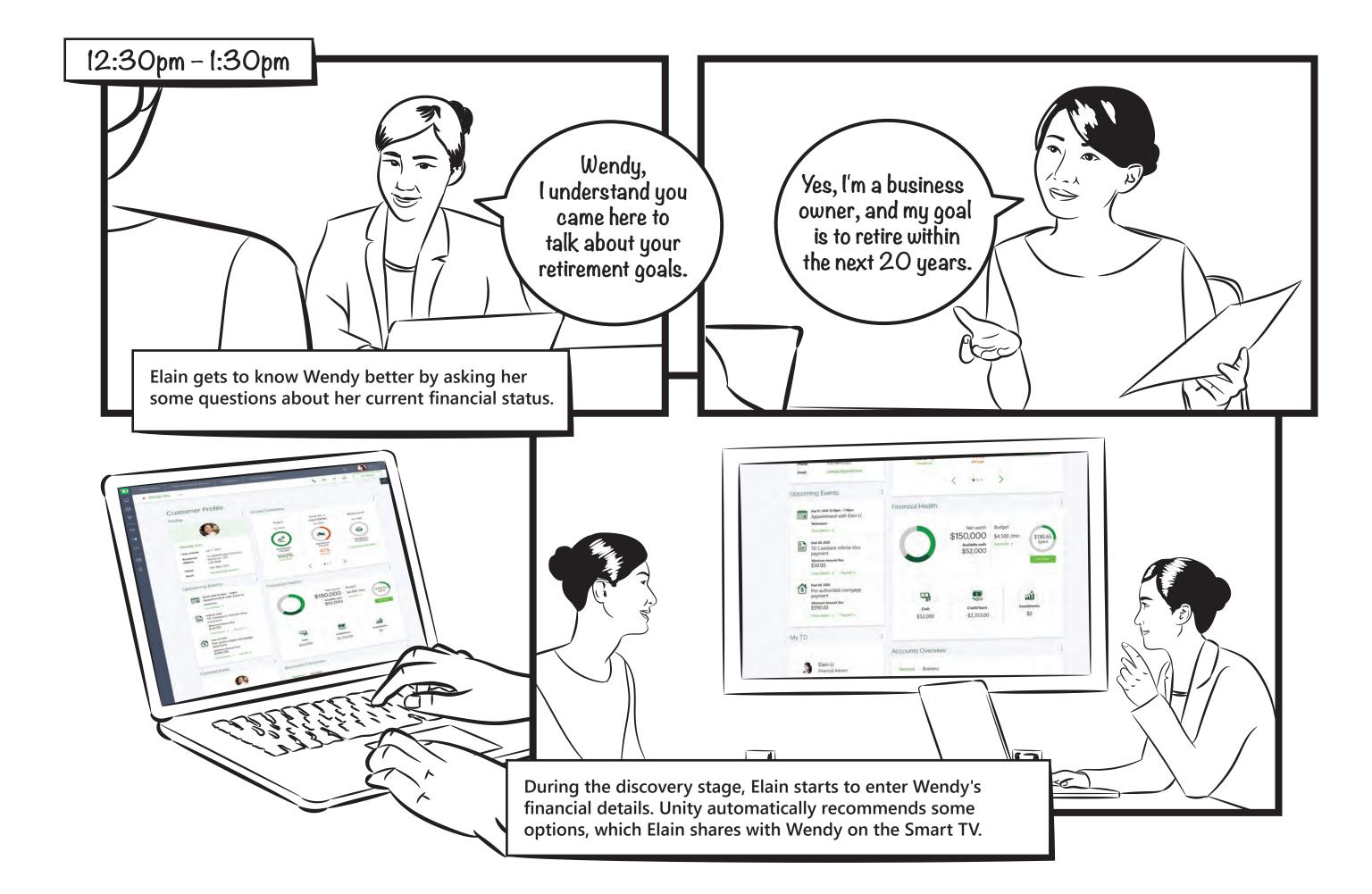


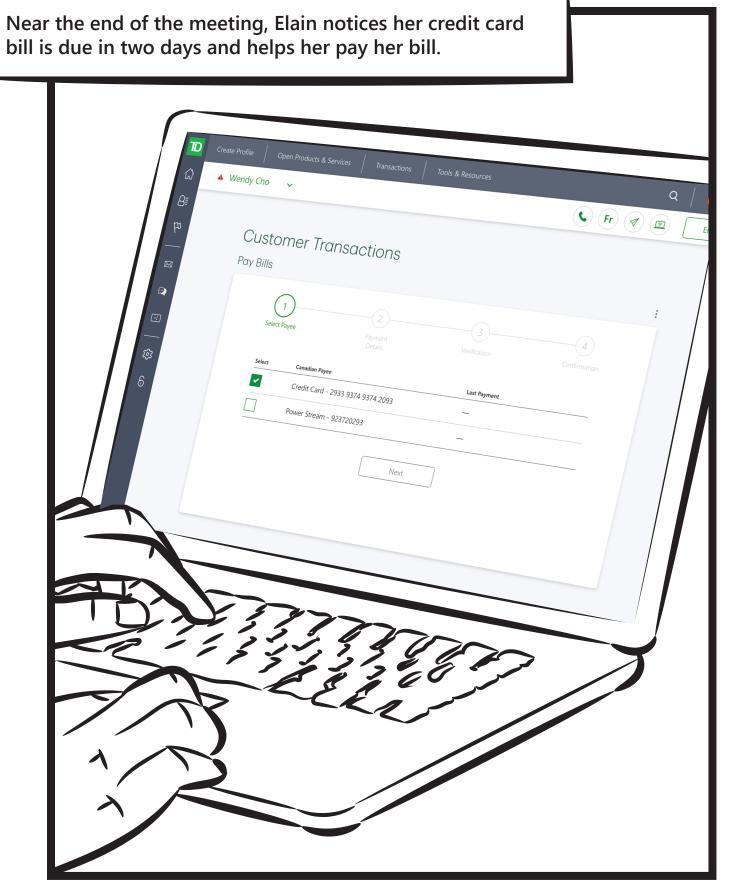
# Wendy Cho - Appointment

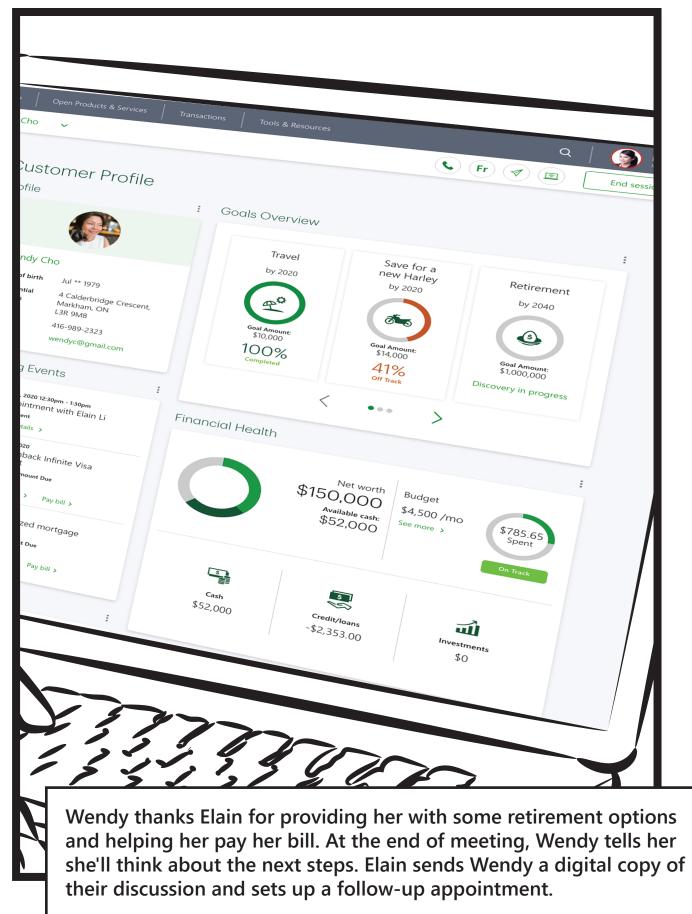
Wendy Cho is in her early 40s and owns her own business. She's an existing TD customer who is fluent in both English and Cantonese.

Wendy's needs:

Plan for her retirement







## Cathy & John - Dream Home

Married for 6 years

Have a 5 year-old son and expecting another child in 6 months

Currently live in a condo in Markham (rent \$2.5k/month)

Cathy: works part-time from home, earns a \$35k salary, has a \$20k RRSP at RBC and a chequing account at TD

John: works full-time and earns an \$80k salary with \$20k in savings and a \$20k RRSP at RBC, but does not have a TD account

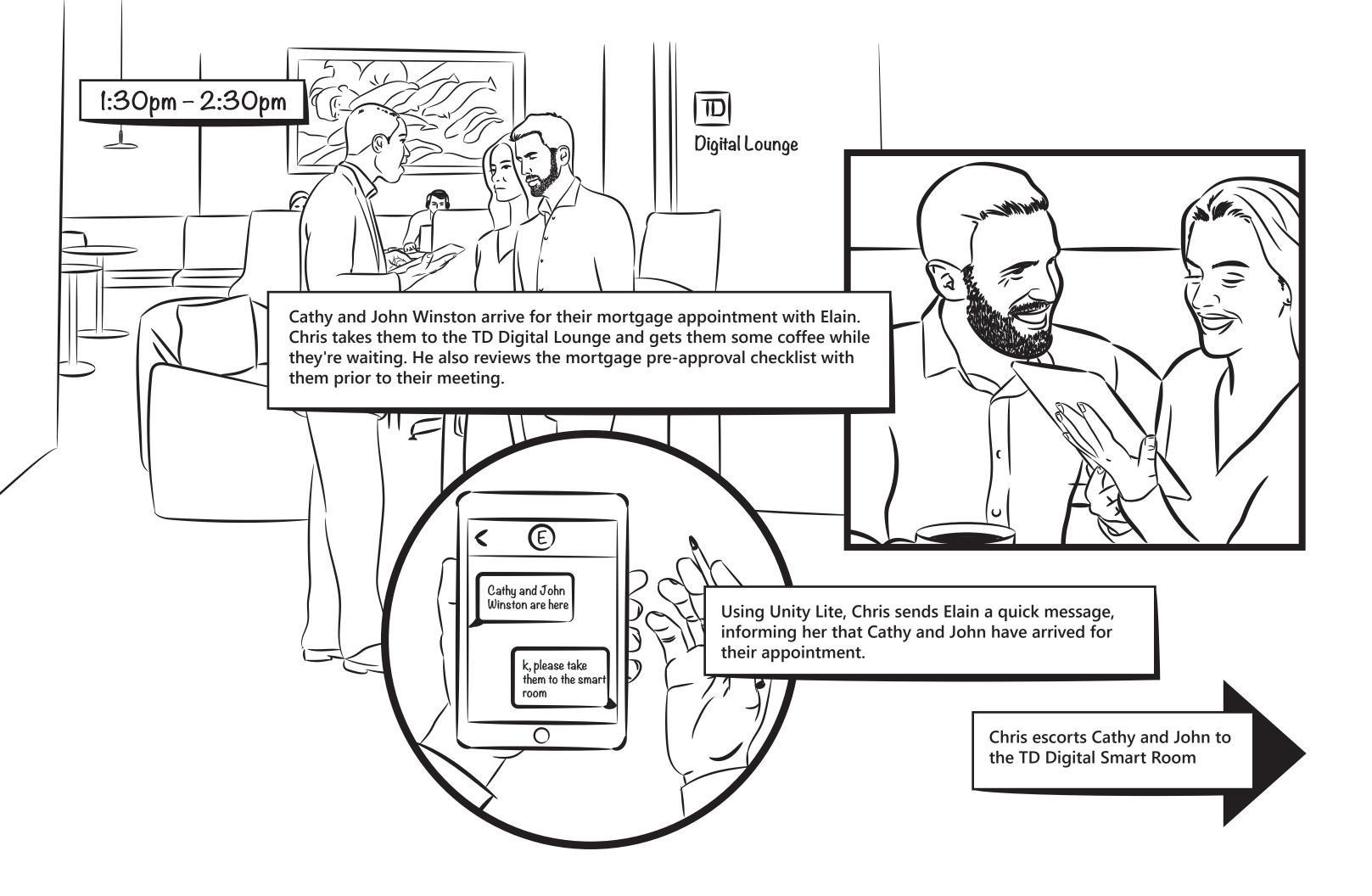
They're pre-approved for a TD mortgage

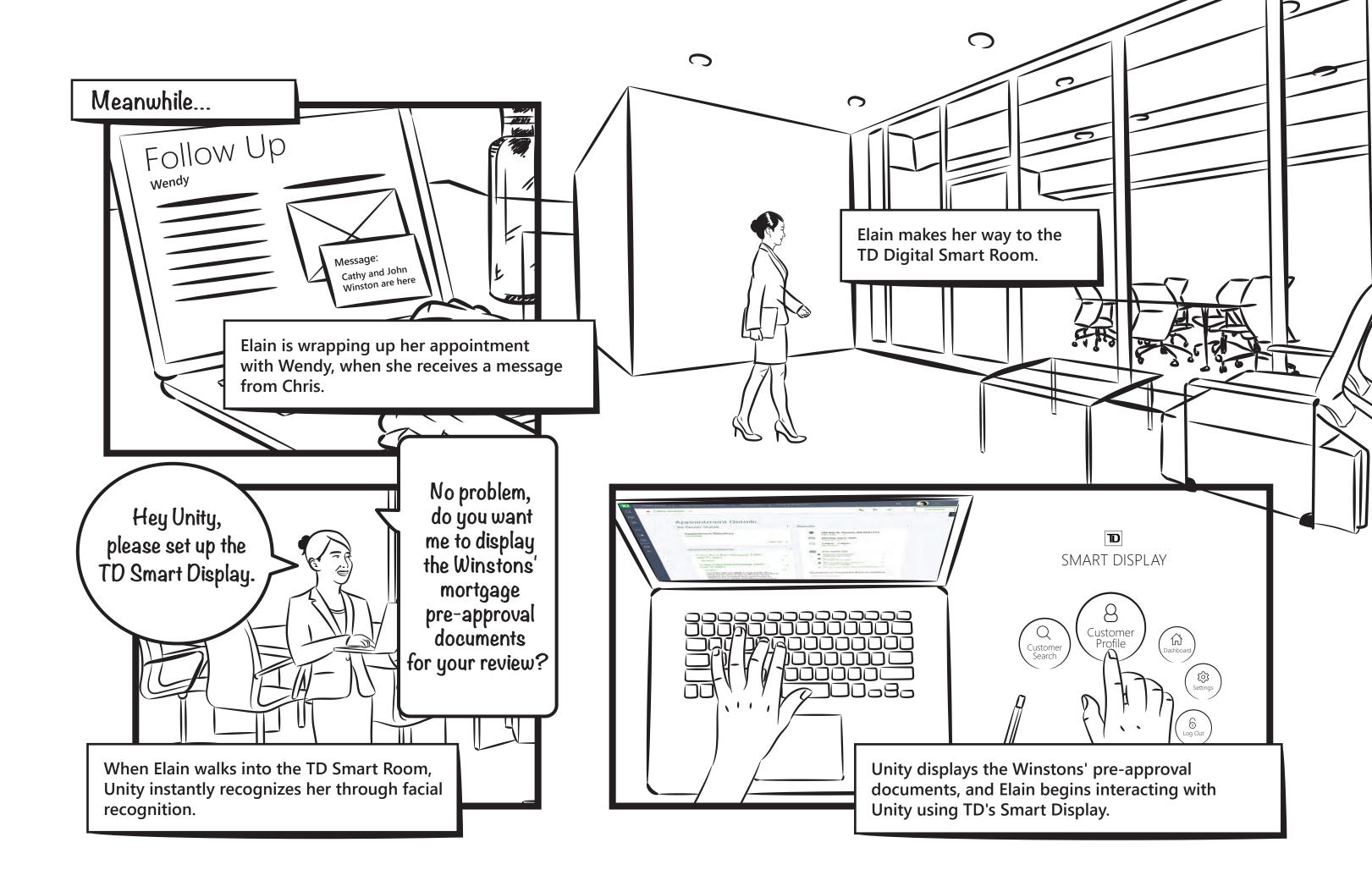
Collectively, they plan to put a \$60k downpayment towards their house

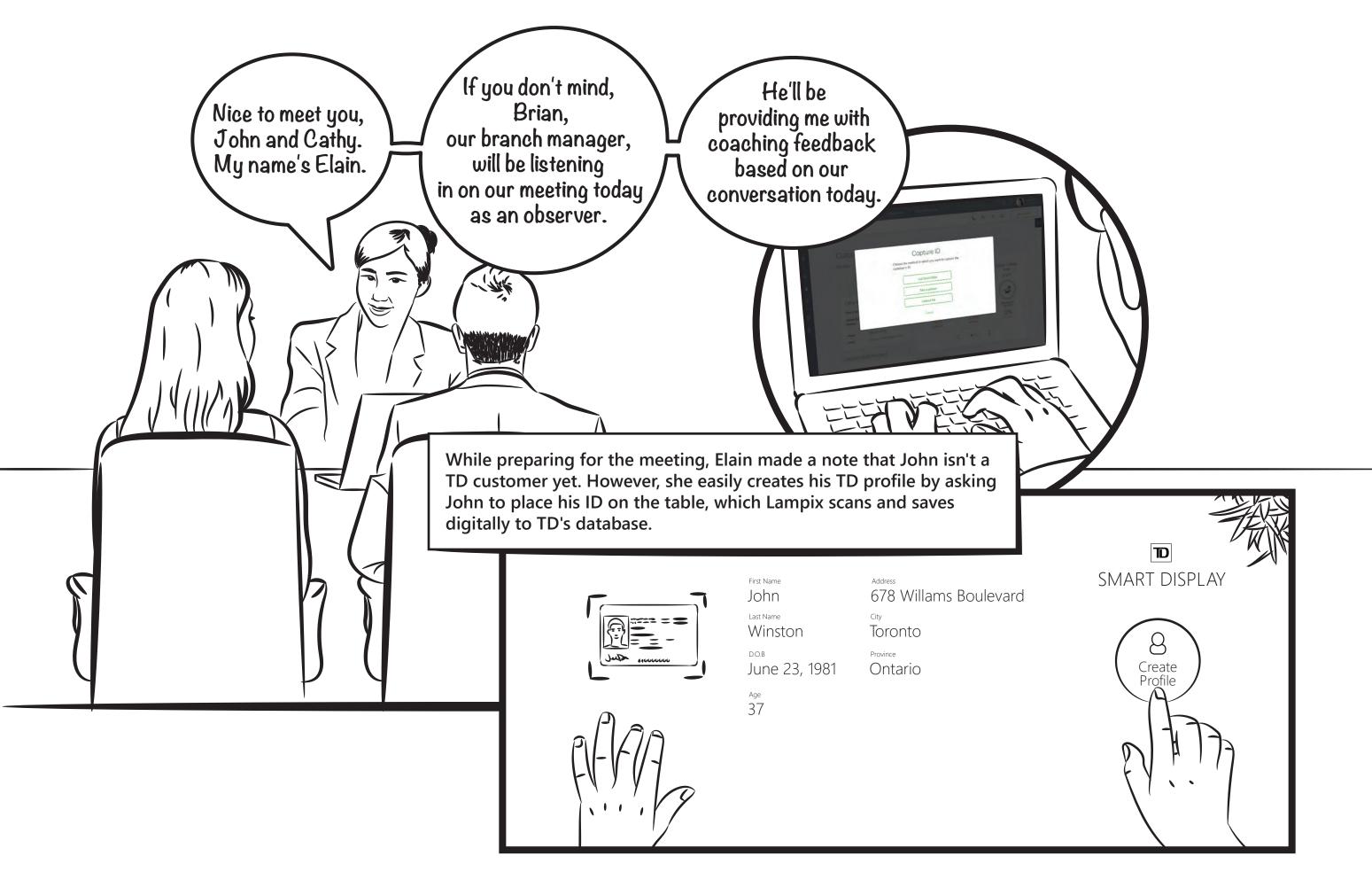
As first-time home buyers, they're borrowing \$40k from their RRSPs (i.e. home buyer's plan), with the other \$20k coming from John's personal savings

Cathy and John's needs

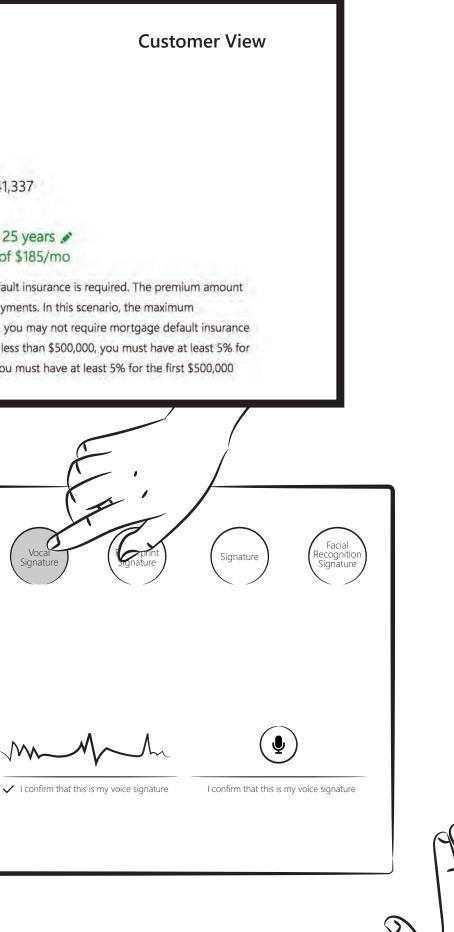
Buy a townhome near the Stouffville GO station Apply for a low, fixed mortgage rate

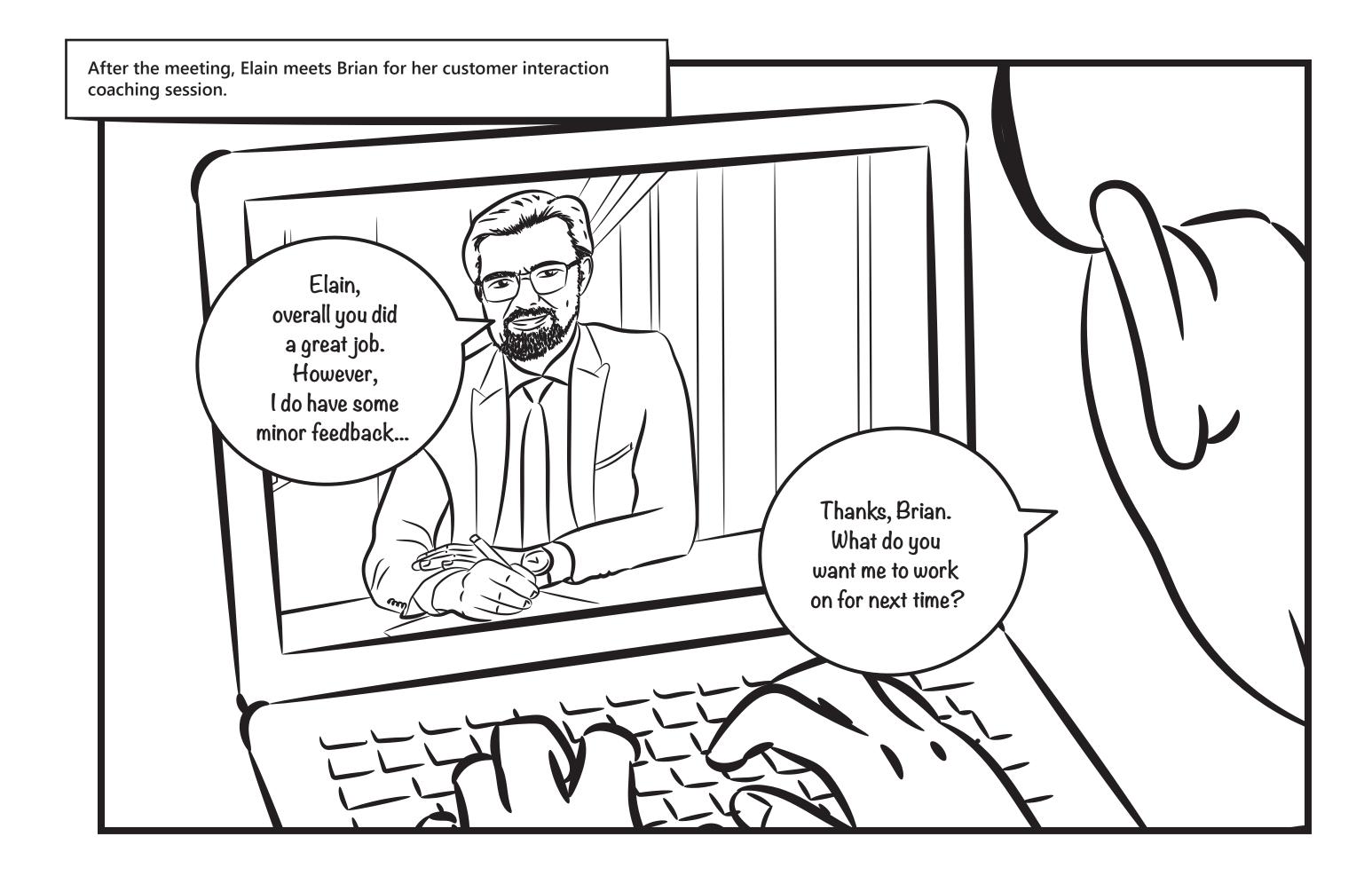






**D** SMART DISPLAY Based on a mortgage loan of \$541,337 6 Year Fixed Rate Mortgage 3.97% over 25 years / Includes optional TD Credit Protection of \$185/mo Mor Since your down payment is less than 20% of the hone purchase price montpage defauit insurance is required. The prenium anou will be access to the montpage and will then become part of your orgoing regular payments. In this scenario, the manimum amorization period is 25 years. If you change your down payment to more than 2014 you may not require montgage behave murance 38/mo and the maximum amontization period can be 30 years. If the home prochase price is less than \$500,000, you must have at least 314 for a down spyrreal. If the home purchase price is between \$500,000 and \$999,999.99, you must have at each \$4, for the line \$500,000 Based on a mortgage loan of \$541,337 and 10% for the remaining amount 6 Year Fixed Rate Mortgage 3.97% over 25 years 🖋 Includes optional TD Credit Protection of \$185/mo Since your down payment is less than 20% of the home purchase price, mortgage default insurance is required. The premium amount will be added to the mortgage, and will then become part of your ongoing regular payments. In this scenario, the maximum amortization period is 25 years. If you change your down payment to more than 20%, you may not require mortgage default insurance and the maximum amortization period can be 30 years. If the home purchase price is less than \$500,000, you must have at least 5% for tween \$500,000 and \$999,999.99, you must have at least 5% for the first \$500,000 After reviewing their current financial status in Unity and mortgage pre-approval, Elain presents her recommendations. **D** SMART DISPLAY Mortage Application | Sign >Cathy and John formally apply for the mortgage by signing the application. Before they leave, Elain provides them with a list of next steps and sends them both a digital copy of their conversation for their records.





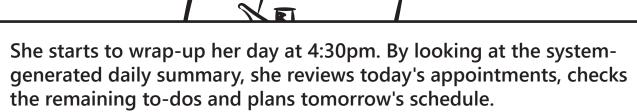
# Prospects & Leads







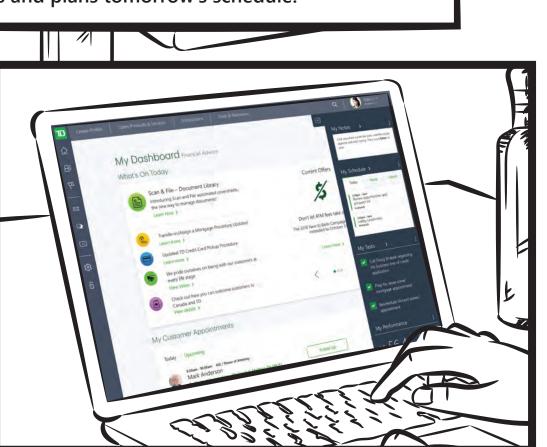
# Wrapping it up



50

Jul C

4:30pm - 5.00pm



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