

This document contains key information you should know about BMO Guardian Mortgage and Short-Term Income Fund Series F (Series F) units of BMO Mortgage and Short-Term Income Fund. You can find more detailed information in the simplified prospectus offering this series of units of the fund. Ask your advisor for a copy, contact the manager, BMO Investments Inc., at 1-800-668-7327 or clientservices@bmo-guardian.com or visit www.bmoguardianfunds.com.

Quick facts

| | | | |
|--|-----------------------------|------------------------------|--|
| Date fund created: | (Series F) November 3, 2008 | Portfolio manager(s): | BMO Asset Management Inc. |
| Total value on May 2, 2012: | \$1.2 Billion | Distributions: | Income monthly, any capital gains in December. |
| Management expense ratio (MER): | 1.05% | Minimum investment: | \$500 initial, \$50 additional |

What does the fund invest in?

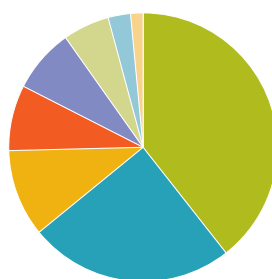
This fund's objective is to provide a level of income consistent with investments in short-term fixed income securities. The fund invests primarily in short-term, high quality, fixed income securities issued by or guaranteed by Canadian federal, provincial or municipal governments or issued by corporations. It may also invest in mortgages insured or guaranteed by Canadian federal or provincial governments and conventional first mortgages on Canadian real estate, either directly or indirectly through pooled mortgage investments, such as mortgage backed securities. The fund may invest up to 30% of the purchase cost of the fund's assets in foreign securities.

The charts below provide you with a snapshot of the fund's investments on May 2, 2012. The fund's investments will change.

Top 10 investments (May 2, 2012)

1. Merrill Lynch Financial Assets Inc., Commercial Mortgage Pass-Through Certificates, Series 2005- Canada 15, Class A2, 4.823% Feb 12, 2037
2. Toronto-Dominion Bank, The, NHA MBS, Pool #97551519, 2.200% Sep 1, 2014
3. Milit-Air Inc., Series 1, Senior, Secured, Sinking Funds, Asset Backed Securities, 5.750% Jun 30, 2019
4. MCAP Service Corporation, MBS, Pool #97582035, 2.370% Apr 1, 2017
5. Score Trust, Series 2004-1, Senior, Secured, Notes, Asset Backed, Credit Card Receivables 4.949% Feb 20, 2014
6. N-45 First CMBS Issuer Corporation, Series 2003-2, Class A2, Commercial Mortgage-Backed Bonds, 5.667% Nov 15, 2020
7. Equitable Trust, NHA MBS, Pool #96503214, 4.200% Mar 1, 2017
8. Home Trust Co., NHA MBS, Pool #97560254, 2.600% Nov 1, 2015
9. Scotiabank Subordinated Notes Trust, Series A, Fixed to Floating, Unsecured, Subordinated, Callable, 5.250% Nov 1, 2017
10. Schooner Trust, Series 2006-5, Class A1, Commercial Mortgage Pass-Through Certificates, 4.556% Feb 12, 2021

Investment mix (May 2, 2012)



Portfolio Allocation

- 39.4% Corporate Bonds
- 24.7% Mortgage Backed Securities
- 10.5% Collateral Mortgage Obligations
- 7.9% Government Bonds
- 7.7% Asset Backed Securities
- 5.6% Provincial Bonds
- 2.7% Money Market Investments
- 1.5% Cash/Receivables /Payables

Total investments 113

The top 10 investments make up 21.7% of the fund.

How has the fund performed?

This section tells you how this series of the fund has performed since inception. Returns are after expenses have been deducted. These expenses reduce the series' returns.

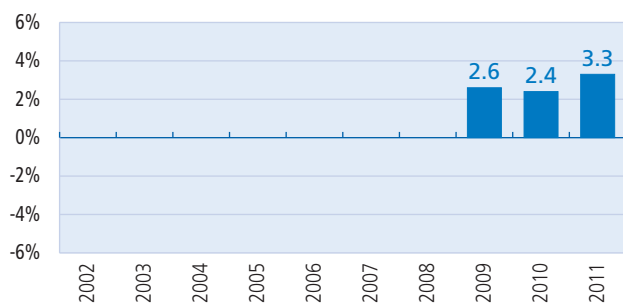
It's important to note that this doesn't tell you how the series will perform in the future. Also, your actual after-tax return will depend on your personal tax situation.

Average return

As at April 30, 2012, a person who invested \$1,000 in this series of the fund since its inception now has \$1,109. This works out to an annual compound return of 3.0%.

Year-by-year returns

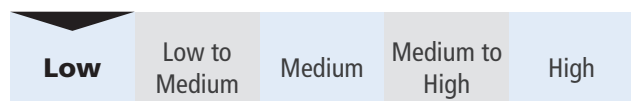
This chart shows how the series has performed in each of the past 3 completed calendar years. The series dropped in value in 0 of the 3 years.



How risky is it?

When you invest in a fund, the value of your investment can go down as well as up. BMO Investments Inc. has rated this fund's risk as Low.

For a description of the specific risks of this fund, see the simplified prospectus offering this series of units of the fund.



Are there any guarantees?

Like most mutual funds, this fund doesn't have any guarantees. You may not get back the amount of money you invest.

Who is this fund for?

Consider this fund if:

- you want regular income
- you are looking for a conservative fund for your portfolio
- you are comfortable with low investment risk (i.e. you are willing to accept some fluctuations in the market value of your investment over the short term).

Before you invest in any fund, you should consider how it would work with your other investments and your tolerance for risk.

A word about tax

Depending on the tax rules and tax rates that apply to you and the fund, you may have to pay tax on your portion of the fund's earnings and gains, whether paid out to you in cash or reinvested in the fund. Also, you may have to pay tax on any gain you realize when you redeem or sell your investment in the fund. However, if you hold your investment in a registered account such as a Registered Retirement Savings Plan or a Tax-Free Savings Account, generally you will not have to pay tax on earnings or gains that are held in the registered account.

How much does it cost?

The following section describes the fees and expenses you could pay to buy, own and sell Series F units of the fund.

The fund has other series of units. The fees and expenses are different for each series. You should ask about other series of units that may be suitable for you.

1. Sales charges

Instead of paying a sales charge on each transaction, you pay an annual fee to your dealer based on the value of your assets. You pay no sales charges when you buy Series F units of the fund.

2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the returns of this series of the fund.

As of September 30, 2011, the Series F expenses of the fund were 1.05% of its value. This equals \$11 for every \$1,000 invested.

Annual rate (as a % of the series' value)

Management expense ratio (MER)

This is the total of the management fee and operating expenses for Series F units of the fund.

1.05%

Trading expense ratio (TER)

These are the fund's trading costs.

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Fund expenses

1.05%

3. Other fees

Series F units are for investors who are enrolled in dealer sponsored wrap programs or flat fee accounts. You can buy Series F units only through dealers who have entered into a Series F agreement with BMO Investments Inc. and only with the prior approval of BMO Investments Inc.

You may have to pay other fees when you buy, hold, sell or switch units of the fund.

Fee

What you pay

Short-term trading fee

Up to 2% of the amount that you redeem or switch if you buy or switch and then redeem or switch units of the fund within 30 days of purchasing or switching them. This penalty will be paid directly to the fund.

What if I change my mind?

Under securities law in some provinces and territories, you have the right to:

- withdraw from an agreement to buy mutual fund units or shares within two business days after you receive a simplified prospectus, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, annual information form or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory.

For more information, see the securities law of your province or territory or ask a lawyer.

For more information

Contact BMO Investments Inc. or your advisor for a copy of the simplified prospectus offering this series of units of the fund and other disclosure documents. These documents and the Fund Facts make up the fund's legal documents.

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