



THE BRIDGEWATER BANK GATEWAY EASY SUITE™

Alternative Lending



BwBbrokerinfo.ca/contact-us

The Bridgewater Bank Gateway Mortgage Easy Suite of products has been designed with real life in mind. It provides alternative solutions for residential real estate investors, and those that have experienced significant life events and are looking to re-establish their credit.

While not a unique declaration, the folks at Bridgewater Bank are human too and we have all experienced life events that shaped our situations. These experiences help us to see beyond the paperwork and understand your clients and their stories. With our brokers in mind, we offer the flexibility of an alternative lender with the trust and stability of a Canadian Schedule I bank.

BRIDGEWATER BANK GATEWAY SIMPLE MORTGAGE™



The best option for clients:

- Who are salary or commission-earning employees.
- Who have traditional, proven income.
- Who have a 580+ beacon score.

CREDIT

580+ beacon for primary borrower
550+ for co-borrowers
Discharged from bankruptcy for minimum 12 months with re-established credit
Consumer proposals considered (must be discharged or paid out from proceeds)

GDS/TDS

Maximum of 45% GDS / 50% TDS

LTV

Up to 80%
(maximum for primary financing or primary plus secondary financing)

AMORTIZATION

Up to 30 years

DOWN PAYMENT

10% must be from own resources; 20% minimum
See BwBrokerinfo.ca/down-payment for a list of approved down payment sources

PROPERTY TYPE

Marketable, owner-occupied properties
Second and vacation properties

DOCUMENTS

Visit BwBrokerinfo.ca/income for a list of accepted income docs

BRIDGEWATER BANK GATEWAY RENTAL MORTGAGE™



The best option for clients:

- Who are looking to purchase or refinance an investment property.
- Who have traditional, proven income.
- Who have a 600+ beacon score.
- Who are investors with one or more rental properties.

CREDIT

600+ beacon for primary borrower
550+ for co-borrowers
Minimum personal net worth of \$50,000; visit BwBrokerinfo.ca/assets
Discharged from bankruptcy for minimum 12 months with re-established credit
Consumer proposals considered (must be discharged or paid out from proceeds)

GDS/TDS

Maximum of 45% GDS / 50% TDS

LTV

Up to 75%
(maximum for primary financing or primary plus secondary financing)

AMORTIZATION

Up to 25 years

DOWN PAYMENT

10% must be from own resources; 25% minimum
See BwBrokerinfo.ca/down-payment for a list of approved down payment sources

PROPERTY TYPE

Legal, owner occupied or non-owner occupied rental investment properties
Up to 4 properties financed by Bridgewater Bank with no limit on rentals with other lenders
Single family, duplex, fourplex, townhouse, apartment, condo
Property must be registered in personal name
Non-conforming suites in major markets that conform to municipal zoning requirements considered

DOCUMENTS

Visit BwBrokerinfo.ca/income for a list of accepted income docs

BRIDGEWATER BANK GATEWAY SELF-EMPLOYED MORTGAGE™



• • The best option for clients:

- Who are self-employed.
- Who have traditional, proven income.
- Who have a 580+ beacon score.

CREDIT

580+ beacon for primary borrower
550+ for co-borrowers
Discharged from bankruptcy for minimum 12 months with re-established credit
Consumer proposals considered (must be discharged or paid out from proceeds)

GDS/TDS

Maximum of 45% GDS / 50% TDS

LTV

Up to 80%
(maximum for primary financing or primary plus secondary financing)

AMORTIZATION

Up to 30 years

DOWN PAYMENT

10% must be from own resources; 20% minimum
See BwBbrokerinfo.ca/down-payment for a list of approved down payment sources

PROPERTY TYPE

Marketable, owner-occupied properties
Second and vacation properties

DOCUMENTS

Visit BwBbrokerinfo.ca/income for a list of accepted income docs

BRIDGEWATER BANK GATEWAY OPEN MORTGAGE™



• • The best option for clients:

- Who are looking for flexible, short-term financing with no restrictions.
- Who have traditional, proven income.
- Who are looking for the ability to payout at any time without charge.
- Who have a 600+ beacon.

CREDIT

600+ beacon for primary borrower
550+ for co-borrowers
Discharged from bankruptcy for minimum 12 months with re-established credit
Consumer proposals considered (must be discharged or paid out from proceeds)

GDS/TDS

Maximum of 45% GDS / 50% TDS

LTV

Up to 80%
(maximum for primary financing or primary plus secondary financing)

AMORTIZATION

Up to 30 years

DOWN PAYMENT

10% must be from own resources; 20% minimum
See BwBbrokerinfo.ca/down-payment for a list of approved down payment sources

PROPERTY TYPE

Marketable, owner-occupied properties
Rental properties
Second and vacation properties

DOCUMENTS

Visit BwBbrokerinfo.ca/income for a list of accepted income docs

Jane Wakelyn
Mortgage Broker

“Both my BDM and underwriter worked diligently to help get everything done on this file. It gave my client the opportunity to get this short-term solution done which will help her future immensely.”

STANDARDS

The following details apply across all Gateway alternative lending products:

PURPOSE

Purchase
Refinance
Equity take outs

AVAILABLE TERMS

1 year
2 year
3 year

LOAN AMOUNT

\$100,000 to \$750,000 (geographic, property and credit restrictions)

PAYMENT FREQUENCY

Monthly
Semi-monthly

RATE HOLDS

10 days from date of approval
60 days from date of approval with signed commitment

PREPAYMENT PRIVILEGES*

Up to 20% of loan amount (minimum of \$500) can be paid once a year on anniversary date of mortgage. Unused portion cannot be carried forward.

APPRAISALS REQUIRED†

Please select an appraiser from the approved appraisers list on our website BwBbrokerinfo.ca/order-an-appraisal.

3-2-1 PAYOUT*

Gateway Mortgages aren't forever. We recognize your client may need to leave early. Our 3-2-1 payout is simple to understand with no complicated formulas. It's as easy as 1, 2, 3!

Early payout amounts are based on which year of the mortgage the customer is in:

Year 1 = 3% of remaining balance Year 2 = 2% of remaining balance Year 3 = 1% of remaining balance

Deborah Murdoch
Mortgage Broker

“The underwriter is phenomenal and the product is great. I really feel my underwriter is my partner in all of my deals that I send.”