

# The Bridgewater Bank Gateway Elite Suite™

The Bridgewater Bank Gateway Mortgage Elite Suite of products has been designed with our brokers in mind. It provides alternative solutions for your more complex deals. We understand your clients don't always fall into the same category. Everyone is different and everyone is human, including us. We see beyond the paperwork and understand your client's stories, giving us the opportunity to offer alternative solutions to get your clients the mortgage they need.



**BRIDGEWATER  
BANK**

## BRIDGEWATER BANK GATEWAY ALTERNATIVE INCOME RENTAL MORTGAGE™



### The best option for clients:

- Looking to purchase or refinance an investment property.
- Who have non-traditional income.
- Who have a beacon of 680+.
- Who are investors with one or more rental properties.

### CREDIT

680+ beacon for primary borrower  
550+ for co-borrowers  
Minimum personal net worth of \$50,000; visit [BwBbrokerinfo.ca/assets](http://BwBbrokerinfo.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 65% (maximum for primary financing or primary plus secondary financing)

### AMORTIZATION

Up to 25 years

### DOWN PAYMENT

10% must be from own resources; 35% minimum  
See [BwBbrokerinfo.ca/down-payment](http://BwBbrokerinfo.ca/down-payment) for a list of approved down payment sources

### PROPERTY TYPE

Legal, owner occupied or non-owner occupied rental/investment properties  
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 [BwBbrokerinfo.ca/income](http://BwBbrokerinfo.ca/income) for a list of accepted income docs

## STANDARDS

### 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

For full standard details that apply across all Gateway alternative lending products, see [BwBbrokerinfo.ca/standards](http://BwBbrokerinfo.ca/standards).

**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.

**AVAILABLE TERMS**: 1, 2 and 3 year

**RATE HOLDS**: 10 days from date of approval  
60 days from date of approval with signed commitment

**APPRAISALS REQUIRED†**: Please select an appraiser from the approved appraisers list at [BwBbrokerinfo.ca/order-an-appraisal](http://BwBbrokerinfo.ca/order-an-appraisal).

# BRIDGEWATER BANK GATEWAY ALTERNATIVE INCOME MORTGAGE™



## The best option for clients:

- Who are self-employed.
- Who have non-traditional income.
- Who have a beacon score of 620+.

<b>CREDIT</b>	620+ 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)
<b>GDS/TDS</b>	Maximum of 45% GDS / 50% TDS
<b>LTV</b>	Up to 80% (maximum for primary financing or primary plus secondary financing) Up to 65% for self-declared
<b>AMORTIZATION</b>	Up to 30 years for self-employed Up to 25 years for self-declared
<b>DOWN PAYMENT</b>	10% must be from own resources; 20% minimum 10% must be from own resources; 35% minimum for self-declared See <a href="http://BwBrokerinfo.ca/down-payment">BwBrokerinfo.ca/down-payment</a> for a list of approved down payment sources
<b>PROPERTY TYPE</b>	Marketable, owner-occupied properties Second and vacation properties
<b>DOCUMENTS</b>	Visit <a href="http://BwBrokerinfo.ca/income">BwBrokerinfo.ca/income</a> for a list of accepted income docs

# BRIDGEWATER BANK GATEWAY REMEDY MORTGAGE™



## The best option for clients:

- Looking to rebuild their challenged credit.
- Who have a beacon of 550+.
- Who have recently been discharged from bankruptcy.

<b>CREDIT</b>	550+ for primary borrower 550+ for co-borrowers Discharged from bankruptcy with active tradelines
<b>GDS/TDS</b>	Maximum of 39% GDS / 44% TDS
<b>LTV</b>	Up to 75% (maximum for primary financing or primary plus secondary financing)
<b>AMORTIZATION</b>	Up to 25 years
<b>DOWN PAYMENT</b>	10% must be from own resources; 25% minimum See <a href="http://BwBrokerinfo.ca/down-payment">BwBrokerinfo.ca/down-payment</a> for a list of approved down payment sources
<b>PROPERTY TYPE</b>	Marketable, owner-occupied properties Second and vacation properties
<b>DOCUMENTS</b>	Visit <a href="http://BwBrokerinfo.ca/income">BwBrokerinfo.ca/income</a> for a list of accepted income docs