



The best option for clients:

- Who are salary or commission earning employees
- Who have straightforward proven income sources
- Who have a 550+ beacon score

Our finder's fees are:

1 year closed	60 bps
2 year closed	70 bps
3 year closed	80 bps

LOAN PURPOSE	Purchase Refinance Equity take outs
LTV/LOAN AMOUNT	Up to 80% Max for primary financing or primary plus secondary financing Min. loan \$100,000 Max. loan \$750,000 Amounts over the above stated limits may be available on a case-by-case basis Geographic, property, and credit restrictions apply
AMORTIZATION	Up to 30 years
TERM	1,2 and 3 year fixed terms available
BEACON	550+ for primary borrower 550+ for co-borrowers Discharged from bankruptcy with active tradelines Consumer proposal considered (must be discharged or paid out from proceeds)
INCOME DOCUMENTS	A job letter and recent pay stub from employer for salaried and commission-based employees 2 years of T1 Generals with corresponding NOAs for commission-based employees Owner-occupied properties with a rental suite: <ul style="list-style-type: none"> • 50% of market rent added to income from an approved appraiser Refer to BwBrokerinfo.ca/income for a full list of required income documents
BORROWER QUALIFICATIONS	Qualifying at the contract interest rate +2%
LENDER FEE	1%
APPRAISALS	Appraisals can be requested through three trusted appraisal management companies
GDS/TDS	Up to 45% GDS / 50% TDS
DOWN PAYMENT	10% must be from own resources or gifted, 20% minimum
PROPERTY TYPE	Marketable, owner-occupied dwellings Mobiles (max. 10 years old, geographic restrictions apply) Second/vacation properties accepted Rural properties (agricultural zoned properties not accepted)
LOCATIONS	Lending in BC, AB, SK, MB and ON only Lending in urban and rural areas Find a full list at BwBrokerinfo.ca/lending-areas
RATE HOLDS	10 days from date of approval 60 days from date of approval with signed commitment
PAYMENT FREQUENCY	Monthly Semi-monthly Bi-weekly Weekly
PREPAYMENT PRIVILEGES	Up to 20% of loan amount (min. \$500) can be paid once a year on anniversary date of mortgage (unused portion cannot be carried forward) Certain conditions may apply
3-2-1 PAYOUT	Early payout amounts are based on which year of the mortgage the customer is in <ul style="list-style-type: none"> • Year 1 of term: 3% of remaining balance • Year 2 of term: 2% of remaining balance • Year 3 of term: 1% of remaining balance Certain conditions may apply