



The best option for clients:

- Who are looking to purchase or refinance an investment property
- Who have a 550 + beacon score
- Who are investors with one or more rental properties
- For your 80% rental offset worksheet available [here](#)

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% Second mortgages available. Talk to your BDM. Min. loan \$100,000 Max. loan \$1,000,000 <small>*Subject to underwriting. Amounts over the above-stated limits may be available on a case-by-case basis. Geographic, property, and credit restrictions apply.</small>
AMORTIZATION	Up to 30 years
TERM	1,2 and 3 year fixed terms available
BEACON	550+ Discharged from bankruptcy with active tradelines Consumer proposals considered (must be discharged or paid out from proceeds)
INCOME DOCUMENTS	<ul style="list-style-type: none"> • Full T1 Generals showing net rental income • If not reported in T1 General, market rent assessment from an approved appraiser at 80% rental offset (rental income worksheet required)
VERIFIED INCOME	<ul style="list-style-type: none"> • A job letter and a recent pay stub If client's hours aren't guaranteed underwriter may also ask for a 2-year income history
ALTERNATIVE PROVABLE INCOME	<p>Proprietary, specialized approach using gross-ups and add-backs</p> <p>Sole proprietor:</p> <ul style="list-style-type: none"> • Most current T1 General • Confirmation of no taxes owed • Recent financial statements or statement of business activities supported by business bank statements • One of the following: <ul style="list-style-type: none"> - Business license/registration - Trade license - GST registrations/returns <p>Incorporated:</p> <ul style="list-style-type: none"> • Most current accountant prepared financials or corporate T2s • Most current T1 General and confirmation of no taxes owed • Corporate search/articles of incorporation • Six months of bank statements
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, 25% minimum
PROPERTY TYPE	Non-owner-occupied rental/investment properties Single-family, duplex, fourplex, condo Property must be registered in personal name Non-conforming suites in major markets that conform to municipal zoning requirements considered
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 — all areas marked with * are accepted rental 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) <small>Certain conditions may apply</small>
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 <small>Certain conditions may apply</small>