



The best option for clients:

- Who are salary or commission earning employees
- Who have straightforward proven income sources
- Who have a 500+ beacon score

Our finder's fees are:

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

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| LOAN PURPOSE | Purchase Refinance Equity take outs |
| LTV/LOAN AMOUNT | Up to 80% 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 | 500+ 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 |