



### The best option for clients:

- Who have permanent resident immigration status
- Who are non-permanent residents on a valid work permit

### Our finder's fees are:

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

<b>LOAN PURPOSE</b>	Purchase   Refinance   Equity take outs
<b>LTV/LOAN AMOUNT</b>	Up to 80% Min. loan \$100,000 Max. loan \$2,000,000* <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>
<b>AMORTIZATION</b>	Up to 35 years
<b>TERM</b>	1, 2, and 3 year fixed terms available
<b>BEACON</b>	550+ beacon Discharged from bankruptcy for minimum 12 months with re-established credit Consumer proposals considered (must be discharged or paid out from proceeds) CRA debt paid out from proceeds
<b>CREDIT REQUIREMENTS</b>	<b>Proof of creditworthiness through the following:</b> <ul style="list-style-type: none"> <li>• 6 consecutive months of 2 verifiable monthly payments (Rent, utilities, cable, child care expenses, insurance premiums or documented regular savings)</li> <li>• Minimum 6 months of Canadian bank statements</li> </ul>
<b>BORROWER QUALIFICATIONS</b>	Minimum 1 year in Canada A valid work permit with a minimum of 183 days remaining from closing date Qualifying at the contract interest rate +2%
<b>LENDER FEE</b>	1%
<b>APPRAISALS</b>	Appraisals can be requested through three trusted appraisal management companies
<b>GDS/TDS</b>	Up to 55% GDS / 55% TDS
<b>DOWN PAYMENT</b>	Minimum 10% of total required, must be from own resources or gifted See <a href="http://BwBrokerinfo.ca/down-payment">BwBrokerinfo.ca/down-payment</a> for a list of approved down payment sources Down payment must be seeded in Canadian bank for a min 90 days
<b>PROPERTY TYPE</b>	Owner-occupied properties
<b>LOCATIONS</b>	Lending in BC, AB, SK, MB, ON, NB, NS, NL and PE only Lending in urban and select rural areas Find a full list at <a href="http://BwBrokerinfo.ca/lending-areas">BwBrokerinfo.ca/lending-areas</a>
<b>RATE HOLDS</b>	10 days from date of approval   90 days from date of approval with signed commitment
<b>PAYMENT FREQUENCY</b>	Monthly Semi-monthly Bi-weekly Weekly
<b>PREPAYMENT PRIVILEGES</b>	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
<b>3-2-1 PAYOUT</b>	Early payout amounts are based on which year of the mortgage the customer is in <ul style="list-style-type: none"> <li>• Year 1 of term: 3% of remaining balance</li> <li>• Year 2 of term: 2% of remaining balance</li> <li>• Year 3 of term: 1% of remaining balance</li> </ul> Certain conditions may apply