



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

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% Min. loan \$100,000 Max. loan \$2,000,000* <small>*Subject to underwriting. Sliding scale applies over \$1M. Geographic, property, and credit restrictions apply.</small>
AMORTIZATION	Up to 35 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
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 55% GDS / 55% TDS
DOWN PAYMENT	10% must be from own resources or gifted, 20% 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, ON, NB, NS, NL and PE only Lending in urban and select rural areas Find a full list at BwBrokerinfo.ca/lending-areas
RATE HOLDS	10 days from date of approval 90 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 <small>Certain conditions may apply</small>