



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:

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* *Subject to underwriting. Sliding scale applies over \$1M. Geographic, property, and credit restrictions apply.
AMORTIZATION	Up to 35 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 55% GDS / 55% 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, 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 Certain conditions may apply