



**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

<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. Sliding scale applies over \$1M. 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+ Discharged from bankruptcy with active tradelines Consumer proposals considered (must be discharged or paid out from proceeds)	
<b>INCOME DOCUMENTS</b>	<ul style="list-style-type: none"> <li>• Full T1 Generals showing net rental income</li> <li>• If not reported in T1 General, market rent assessment from an approved appraiser</li> </ul>	
	<b>VERIFIED INCOME</b>	<b>ALTERNATIVE PROVABLE INCOME</b>
	<ul style="list-style-type: none"> <li>• 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</li> </ul>	<p>Proprietary, specialized approach using gross-ups and add-backs</p> <p><b>Sole proprietor:</b></p> <ul style="list-style-type: none"> <li>• Most current T1 General</li> <li>• Confirmation of no taxes owed</li> <li>• Recent financial statements or statement of business activities supported by business bank statements</li> <li>• One of the following:                             <ul style="list-style-type: none"> <li>- Business license/registration</li> <li>- Trade license</li> <li>- GST registrations/returns</li> </ul> </li> </ul> <p><b>Incorporated:</b></p> <ul style="list-style-type: none"> <li>• Most current accountant prepared financials or corporate T2s</li> <li>• Most current T1 General and confirmation of no taxes owed</li> <li>• Corporate search/articles of incorporation</li> <li>• Six months of bank statements</li> </ul>
<b>BORROWER QUALIFICATIONS</b>	Qualifying at the contract interest rate +2%	
<b>LENDER FEE</b>	1%	
<b>APPRAISALS</b>	Appraisals can be requested through three trusted <a href="#">appraisal</a> management companies	
<b>GDS/TDS</b>	Up to 55% GDS / 55% TDS	
<b>DOWN PAYMENT</b>	10% must be from own resources or gifted, 20% minimum	
<b>PROPERTY TYPE</b>	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	
<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>	Once in each 12 month period, prepay up to 20% of the loan amount (min. \$500). Unused portion cannot be carried forward. Any prepayment more than 20% will be subject to prepayment charge calculated on the entire amount being prepaid.  Certain conditions may apply	
<b>PREPAYMENT CHARGE METHOD</b>	The prepayment charge is the greater of: Three (3) months interest at the annual interest rate of the mortgage calculated on the amount being prepaid; and The interest rate differential ("IRD"), calculated on the amount being prepaid The IRD amount is the difference in the interest rate between the annual interest rate of the mortgage and the reference rate* reported on the business day preceding the date your mortgage prepayment/payout statement is prepared multiplied by the amount being prepaid and multiplied by the time that is remaining on the term.  <small>*How to determine which reference rate applies: Please visit <a href="http://bridgewaterbank.ca/mortgages/my-mortgage-solution/prepayments">bridgewaterbank.ca/mortgages/my-mortgage-solution/prepayments</a> for more details. Certain conditions may apply</small>	