



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 REQUIREMENTS	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">• 90% 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	Bi-weekly
	Semi-monthly	Weekly
PREPAYMENT PRIVILEGES	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	
PREPAYMENT CHARGE METHOD	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.	
	*How to determine which reference rate applies: Please visit bridgewaterbank.ca/mortgages/my-mortgage-solution/prepayments for more details. Certain conditions may apply	