



The best option for clients:

- Who are self-employed
- Who have a 600+ 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* <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	600+ beacon for self-employed borrowers 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	
INCOME DOCUMENTS	Proof of business through one of the following: <ul style="list-style-type: none">• Articles of incorporation• Business license/registration• Trade license• GST/HST registrations/returns• Percentage of share ownership	Required documentation: <ul style="list-style-type: none">• Self-Employed Flex Mortgage Form• Minimum 12 months bank statements• Shareholder/partnership agreement• Confirmation of no personal or business taxes owing Additional documentation may be required
BORROWER QUALIFICATIONS	Min. 2 years BFS. If less than 2 years speak with your BDM Borrower required to complete a Self-Employed Flex Mortgage Form Qualifying at the contract interest rate +2% Max. of 2 bank accounts will be considered Applicant must own a min. of 25% of the business Max. of 1 business per applicant will be considered	
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 See BwBbrokerinfo.ca/down-payment for a list of approved down payment sources	
PROPERTY TYPE	Owner-occupied properties Second and vacation properties Rentals	
LOCATIONS	Lending in BC, AB, SK, MB, ON, NB, NS, NL and PE only Lending in urban and rural areas Find a full list at BwBbrokerinfo.ca/lending-areas	
RATE HOLDS	up to 90 days	
PAYMENT FREQUENCY	Monthly Semi-monthly	Bi-weekly 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. <small>*How to determine which reference rate applies: Please visit bridgewaterbank.ca/mortgages/my-mortgage-solution/prepayments for more details. Certain conditions may apply</small>	