



Our finder's fees are:

1 year closed	60 bps
2 year closed	70 bps
3 year closed	80 bps

Lender Acceptance Fee: 1%

We offer flexible mortgage solutions for real-life situations.

Our approach is built around understanding your clients' needs and getting their deals approved.

- Flexible qualification
- Self-employed
- Rental investors
- Rebuilding credit

LOAN PURPOSE	Purchase Refinance Equity take outs		
LTV/LOAN AMOUNT	Up to 80% Minimum loan \$100,000 Maximum loan \$2,000,000 Subject to underwriting. Sliding scale applies over \$1,000,000. Geographic, property and credit restrictions apply.		
AMORTIZATION	Up to 35 years		
TERM	1, 2, and 3 year fixed terms available 1 year Open term is also available (2% lender fee applies. 600+ credit score)		
APPRAISALS	Appraisals can be requested through Solidifi, NAS, or Real Property Solutions		
GDS/TDS	Up to 55% GDS / 55% TDS. Extended ratios: 60% GDS / 60% TDS with 65% LTV		
DOWN PAYMENT	10% must be from own resources or gifted, 20% minimum See BwBrokerinfo.ca/down-payment for a list of approved down payment sources		
LOCATIONS	Lending in urban and rural areas in BC, AB, SK, MB, ON, NB, NS, NL and PE Find a full list at BwBrokerinfo.ca/lending-areas		
PROPERTY TYPE	Marketable, owner-occupied dwellings including single-family, multi-unit (maximum 4 units), and apartment condos. Second/vacation and rural properties (no active farming). Rental properties: Non-owner-occupied rental/investment properties and owner-occupied properties with a rental suite. Property must be registered in a personal name. Non-conforming self-contained suites in major markets are considered.		
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	Once in each 12-month period, prepay up to 20% of the loan amount. Minimum prepayment of \$500. Please visit bridgewaterbank.ca/mortgages/my-mortgage-solution/prepayments for more details.		
INCOME DOCUMENTS	<p>Salary, hourly and commission (taxed at source) income: A Letter of Employment and most recent pay stub from employer. For commission-based employees also include 2 years of T1 Generals with corresponding NOA.</p> <p>Rental income: A copy of current Lease Agreement and one of: Fair Market Rents, T1 General and NOA, or 3 months of bank statements. For refinancing also include title, mortgage statement and property tax statement. Complete the rental income worksheet for rental income calculation. 550+ credit score.</p> <p>Self-employed income: Proof of business through one of the following: Articles of incorporation, business license/ registration, trade license, GST/HST registrations/returns. Percentage share of ownership.</p> <table> <tr> <td> <p>Flex Bank Statement program:</p> <ul style="list-style-type: none"> • Self-Employed Flex Mortgage Form • 12 months bank statements • SOA confirming no taxes owing • 600+ credit score </td> <td> <p>Alt Provable program:</p> <ul style="list-style-type: none"> • For incorporated, accountant prepared financials or T2's • Minimum 6 months bank statements • Supporting NOA • T1 Generals for last two years </td> </tr> </table> <p>Refer to BwBrokerinfo.ca/income for a full list of required income documents. Additional documents may be requested.</p>	<p>Flex Bank Statement program:</p> <ul style="list-style-type: none"> • Self-Employed Flex Mortgage Form • 12 months bank statements • SOA confirming no taxes owing • 600+ credit score 	<p>Alt Provable program:</p> <ul style="list-style-type: none"> • For incorporated, accountant prepared financials or T2's • Minimum 6 months bank statements • Supporting NOA • T1 Generals for last two years
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CREDIT SCORE	We will look at credit scores as low as 500 (conditions apply). Bankruptcies that are discharged and consumer proposals that are discharged or to be paid out from proceeds will be considered.		
BORROWER QUALIFICATIONS	Qualifying at the contract interest rate +2%		
RATE PREMIUMS	Areas outside of major city centres 20-70 bps, Rental 35-50 bps, Self-Employed Flex 20 bps, Well and Septic 50 bps, 35-year Amortization 20 bps, Condos 10 bps		

Find all your broker documents at BwBrokerinfo.ca/broker-resources