



Our finder's fees are:

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

Lender Acceptance Fee: 1%

The best option for clients:

- Who are looking to purchase or refinance 1-4 investment properties
- Are self-employed rental property investors

LOAN PURPOSE	Purchase Refinance Equity takeouts					
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.					
APPRAISALS	Appraisals can be requested through Solidifi, NAS, or Real Property Solutions.					
GDS/TDS	Up to 55% GDS / 55% TDS					
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 select rural areas in BC, AB, SK, MB, ON, NB, NS, NL and PE Find a full list at BwBrokerinfo.ca/lending-areas					
PROPERTY TYPE	Non-owner-occupied rental/investment properties and owner-occupied properties with a rental suite. Single-family, multi-unit (maximum 4 units), and apartment condos. 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 \$500). Unused portion cannot be carried forward. Any prepayment more than 20% will be subject to a prepayment charge. Certain conditions apply. 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.</p> <p>Self-employed income: Confirmation of business through one of the following: Articles of incorporation, business license/registration, trade license, GST/HST registrations/return. Percentage share of ownership required.</p> <table> <tr> <td>Flex Bank Statement program:</td> <td>Alt Provable program:</td> </tr> <tr> <td> <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> <ul style="list-style-type: none"> • Accountant prepared financials or T2's (incorporated) • Minimum 6 months bank statements • Supporting NOA • T1 Generals for last two years </td> </tr> </table> <p>Refer to BwBorkerinfo.ca/income for a full list of required income documents. Additional documents may be requested.</p>		Flex Bank Statement program:	Alt Provable program:	<ul style="list-style-type: none"> • Self-Employed Flex Mortgage Form • 12 months bank statements • SOA confirming no taxes owing • 600+ credit score 	<ul style="list-style-type: none"> • Accountant prepared financials or T2's (incorporated) • Minimum 6 months bank statements • Supporting NOA • T1 Generals for last two years
Flex Bank Statement program:	Alt Provable program:					
<ul style="list-style-type: none"> • Self-Employed Flex Mortgage Form • 12 months bank statements • SOA confirming no taxes owing • 600+ credit score 	<ul style="list-style-type: none"> • Accountant prepared financials or T2's (incorporated) • Minimum 6 months bank statements • Supporting NOA • T1 Generals for last two years 					
CREDIT SCORE	550+. 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