



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 salary or commission earning employees
- Who have straightforward proven income sources

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.
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	Marketable, owner-occupied dwellings including single-family, multi-unit (maximum 4 units), apartment condos and owner-occupied properties with a rental suite. Second/vacation properties and rural properties accepted (no active farming).
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	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. Owner-occupied properties with a rental suite: Up to 90% of market rent added to income from an approved appraiser. A copy of current Lease Agreement and one of: Fair Market Rents, T1 General and NOA, or 3 months of bank statements. Refer to BwBorkerinfo.ca/income for a full list of required income documents. Additional documents may be requested.
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