



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 self-employed
- Sole proprietors or incorporated business owners with a 2-year employment history

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), and apartment condos. Second/vacation and rural properties (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	<p>Self-employed income (minimum 2 years business for self): Confirmation of business through one of the following: Articles of incorporation, business license/registration, trade license, GST/HST registration/return.</p> <table> <tr> <td>Flex Bank Statement program:</td> <td>Alt Provable program:</td> </tr> <tr> <td>• Self-Employed Flex Mortgage Form</td> <td>• Accountant prepared financials or T2's (incorporated)</td> </tr> <tr> <td>• 12 months bank statements (maximum 2 accounts)</td> <td>• Minimum 6 months bank statements</td> </tr> <tr> <td>• SOA confirming no taxes owing</td> <td>• Supporting NOA</td> </tr> <tr> <td></td> <td>• 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>		Flex Bank Statement program:	Alt Provable program:	• Self-Employed Flex Mortgage Form	• Accountant prepared financials or T2's (incorporated)	• 12 months bank statements (maximum 2 accounts)	• Minimum 6 months bank statements	• SOA confirming no taxes owing	• 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). 550+ credit score for Flex Bank Statement program. 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