

OUR LENDING MATRIX

WHAT YOU SEE IS WHAT YOU GET!

1ST MORTGAGE

Maximum loan amount up to \$1,000,000.

	Up to 55% LTV		Up to 65% LTV		Up to 75% LTV		Up to 80% LTV	
	OPTION 1	OPTION 2	OPTION 1	OPTION 2	OPTION 1	OPTION 2	OPTION 1	OPTION 2
INTEREST RATE	8.74%	9.74%	8.99%	9.99%	9.74%	10.74%	9.99%	10.99%
LENDER FEE	2.00%	1.00%	2.25%	1.25%	2.25%	1.25%	2.75%	1.75%

- **URBAN LOCATIONS:** Maximum 80% LTV on PURCHASES. Maximum 75% LTV on REFINANCES.
*minimum population of 125,000
- **RURAL LOCATIONS:** Maximum 75% LTV on PURCHASES. Maximum 70% LTV on REFINANCES.

2ND MORTGAGE

Maximum loan amount up to \$200,000.

	Up to 55% LTV	Up to 65% LTV	Up to 75% LTV
INTEREST RATE	10.99%	11.99%	12.99%
LENDER FEE	2.24%	2.99%	3.24%

- Urban locations only (minimum population of 125,000). Rural locations are case-by-case.
- Existing 1st mortgage cannot exceed \$750,000.

A 1% premium will be applied (without exception) for any of the following:

Mortgage Arrears/POS
Properties on well & septic
Land, small commercial, industrial properties

***SEE APPENDIX FOR MORE INFORMATION.**

*Prices on matrix are subject to change.

CONTACT YOUR BDM FOR DETAILS:



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APPENDIX

Are there any additional restrictions with inquiring about a 1st mortgage?

We will not allow VTBs or 2nd mortgages on 1st mortgage purchases over 75% LTV.

What is your minimum and maximum mortgage amount?

Our minimum mortgage amount is \$25,000. Our maximum for 1st mortgages is \$1,000,000. Our maximum for 2nd mortgages is \$200,000.

What terms do you offer?

We offer terms from 6 months - 1 year.

Do you charge an application fee?

Yes, we charge an "application" fee of \$695 on all of our mortgage products.

What locations do you lend in?

We lend in both Ontario's urban and rural locations. However, there are some restrictions to some of the less densely- populated areas in Northern Ontario.

Always check with your BDM.

What platforms do you accept submissions through?

We happily accept submissions through Filogix, Velocity, and Finmo (Lendesk).

What other additional features do you offer?

On a case-by-case basis, we offer:

- Coinciding maturity dates
- Prepay mortgage/set a monthly payment
- Fully open mortgages
- Corporate Holdings: with personal guarantor(s)
- Monthly payments: interest only or up to 40 year amortization
- Vendor takeback or secondary financing