

A close-up photograph of a man with a shaved head and a beard, wearing a white shirt, kissing a baby on the forehead. The baby is wearing a white shirt and a pink headband. The background is a plain, light-colored wall.

**Always looking
for a better way.**

Life can be filled with unexpected blips. When these are financial, it can be challenging to balance debts with a mortgage. We knew there had to be a way to help homeowners.

So, we got to work and created industry-leading mortgage solutions. **Our Interest-Only Mortgage lowers monthly payments and increases cash flow for borrowers dealing with unexpected circumstances.** This is just one of our flexible mortgage products. We have others to tell you about.

While other financial partners may be content with the status quo, at IC Savings, we're always on a mission to do things better. Sound like your kind of partner? We'd love to work with you.

LEARN MORE AT [ICSMB.CA](https://www.icsmb.ca)

RESET MORTGAGE | PAYMENT HOLD-BACK MORTGAGE
RATE BUY-DOWN MORTGAGE | INTEREST-ONLY MORTGAGE



**Mortgage
Broker
Services**



**Mortgage
Broker
Services**

Interest-Only Mortgage Short-Term Payment Relief

Loan purpose	Purchase or refinance
Mortgage type	First mortgage only
LTV	Up to 65%
Qualifying rate	Contract rate on 30-year amortization
Rate premium	25 bps over IC Savings Everyday Rates
Rate hold	• Purchase: 90 days • Refinance: 60 days
Rate calculation	Must be dated within 30 days of application
Payment frequency	Monthly
Debt servicing	50/50 verifiable income, 45/45 unverifiable income (BFS)
Credit bureau	Must be dated within 30 days of application
Beacon score	Minimum 580
Term	1–2 years
Amortization	None
Documentation	All IC Savings broker documentation and conditions must be satisfied before solicitor is instructed.
Payout privilege	<ul style="list-style-type: none"> • Closed unless arms-length sale agreement provided • Early payout: three months interest or IRD, whichever is greater
Property type	<ul style="list-style-type: none"> • Owner occupied • Residential properties with 1–4 units • In prime urban markets with continuing demand for resale
Appraisal	To be completed by an appraiser on the IC Savings Approved Appraisers List
Property taxes	Client is responsible for payment.
Application fee	Standard 1% lender fee split