

# Alternative Mortgage Program

Mortgage type	<ul style="list-style-type: none"> <li>• First mortgage only</li> <li>• Blanket mortgages considered</li> </ul>
Property types	<ul style="list-style-type: none"> <li>• Residential properties of one to four units</li> <li>• Properties in prime markets with continuing demand for resales</li> </ul>
Amortization	<ul style="list-style-type: none"> <li>• Minimum: 15 years</li> <li>• Maximum: 30 years</li> </ul>
Rate hold	<ul style="list-style-type: none"> <li>• Purchase: 90 days</li> <li>• Refinance: 60 days</li> </ul>
Qualifying rate	Contract + 1% at 30-year amortization
Rate calculation	Compounded semi-annually, not in advance, or interest only
Pre-approvals	Not available
Payment frequencies	Weekly, bi-weekly or monthly
Pre-payment options	<ul style="list-style-type: none"> <li>• Up to 20% of the original principal on the anniversary date</li> <li>• Up to 20% in payments any time during the year</li> </ul>
Payout privilege	<ul style="list-style-type: none"> <li>• Closed unless arm's-length sale agreement provided</li> <li>• Early payout: Three months' interest or IRD, whichever is greater</li> </ul>
Property taxes	Client is responsible for payment.
Title insurance	Client is responsible for obtaining.
Debt servicing	Maximum GDS/TDS: 50/ 50
Maximum mortgage amount	\$1,500,000
Maximum LTV	<ul style="list-style-type: none"> <li>• Purchase: 80% (80% LTV on first \$1MM, 50% on balance)</li> <li>• Refinance: 75% (75% LTV on first \$1MM, 50% of balance)</li> </ul>
Maximum LTV – Rental	<ul style="list-style-type: none"> <li>• 65%</li> <li>• Urban centres only</li> <li>• Rental offset up to 100% may be considered based on strength of applicant and security.<sup>1</sup></li> </ul>
Maximum LTV – Rural	<ul style="list-style-type: none"> <li>• 65%</li> <li>• Within 40 km of major urban centres. Properties located further afield can be considered file by file.</li> </ul>
Maximum LTV – Cottage	<ul style="list-style-type: none"> <li>• 55%</li> <li>• Four-season, road access and waterfront</li> </ul>
Maximum LTV – Condo	<ul style="list-style-type: none"> <li>• 75% on owner-occupied units and in urban centres only</li> <li>• 65% on rentals. Must debt service.</li> </ul>
LTV Range – Commercial	<ul style="list-style-type: none"> <li>• Up to 75% maximum</li> <li>• Urban centres only</li> </ul>
Income – Self-employed	<ul style="list-style-type: none"> <li>• Six months of bank statements</li> <li>• Proof of business ownership</li> </ul>
Appraisals	To be completed by appraisers included on IC Savings Approved Appraisers List.
Beacon score	<ul style="list-style-type: none"> <li>• No minimum</li> <li>• Interest rate and LTV adjusted based on beacon score.</li> </ul>
Credit bureau	Must be dated at least within 30 days of application date
Documentation	All IC Savings-approved broker documentation and conditions must be satisfied before solicitor is instructed.
Application fees	<ul style="list-style-type: none"> <li>• Standard 1% lender fee split</li> <li>• No-fee and low-fee</li> </ul>

<sup>1</sup> Unacceptable security includes mobile homes, vacant land, working farms, condo hotels, properties with seasonal access, and leased land.