CMB Easy Money 1st Mortgage

An easier way to get a mortgage approval - CMB Approval Centre

Terms	Rate	Lender Fee	Broker Fee
1 Year Closed Fixed	From 3.49 %	1 %	1 % +
2 Year Closed Fixed	From 3.49 %	NIL	1 % +
3 Year Closed Fixed	From 3.49 %	NIL	1 % +

Loan to Value	Up to 80 % Loan to Value based on location. Max. $ 1,000,000, 75% LTV Rentals
Amortization	Up to 30 years
Properties	Residential Owner-occupied Singles, Semi-detached, Townhomes, Condos, Rentals
Lending Area	80% LTV Major Canada, Alberta, B.C., Ontario (population + 250,000) 75% LTV Canada , Alberta, B.C., Ontario (population + 50,000)
Beacon Score	No minimum beacon score, LTV may be reduced on lower scores
Second Mortgages	Allowed up to 90% LTV
Special Conditions	Appraisal paid by borrowers, Property in complete and saleable condition
Income Confirmations	Salary – Letter, paystub Self - Employed (BFS) - Business registration or licence, income declaration letter BFS (**One item of**) – NOA, T1 General, financials, invoices / contract, 6 to 12 months bank statements Tenancy Income – family member may declare $ 500 monthly income
Documents Required	Referral partners - Simple Introduction to CMB Approval Centre CMB Agent to CMB Approval Centre – CMB Worksheet, Income docs, other full documents
Types	Purchases, Refinance, Takeouts, Private sales accepted, Unlimited Rentals
Decline Reasons	Properties in foreclosure, and family support in arrears
Telephone Interview	Lender will conduct a phone interview with borrower prior to advance
Length of Employment	Flexible
Debt Ratios	Recommended to be under GDS 43 % - 45% TDSR 48% - 50%
Mortgage Insurance	Not required
Downpayment	10% Savings / Equity minimum
Residency	Permanent Residency, Immigrants no waiting period
Prepayments & Payouts	Prepayment 20 / 20, Payout allowed with 3 months penalty
Rate Hold	90 days purchases, 30 days refinances, NO Pre-Approvals

canada mortgage brokers inc.

Calgary 403.456.2377 Toronto 416.410.1315 Vancouver 778.383.1995

14 - 3650 Langstaff Rd Suite 275 Woodbridge, Ontario L4L 9A8 www.cmbcanadamortgage.com.

C.M.B. Canada Mortgage Brokers Inc. Licensed Ontario FSCO 10134, British Columbia FIC X300202 Alberta RECA

Rates as at October 3, 2016, may change without notice.