

CMB Easy Money 1st Mortgage

An easier way to get a mortgage approval – Quick Close in 10 to 15 Business Days

Terms	Rate	Lender Fee	Broker Fee
1 Year Closed Fixed	From 4.49 %	1 %	1 % +
2 Year Closed Fixed	From 4.49 %	Up to 1 %	1 % +
3 Year Closed Fixed	From 4.49 %	Up to 1 %	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		
Quick Close 5 to 20 Days	Full documentation required with application. Closing date is not guaranteed		
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	<u>Salary</u> – Letter, paystub <u>Self - Employed (BFS)</u> - Business registration or licence, income declaration letter <u>BFS (One item of)</u> – NOA, T1 General, financials, invoices / contract, 6 to 12 months bank statements <u>Tenancy Income</u> – family member may declare \$ 500 monthly income		
Documents Required	<u>Referral partners</u> - Simple Introduction to CMB Approval Centre <u>CMB Agent to CMB Approval Centre</u> – 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 July 18, 2017, may change without notice.