

Product	Product Details
<b>Submission Instructions</b>	Must indicate "Rate Advantage" and the desired net rate in the submission notes
<b>Programs Offered</b>	Standard Purchase, Purchase Plus Improvement, Switch Transfer, and Collateral Switch Transfer
<b>Programs Excluded</b>	BFS Alt A (Stated Income), Investment Properties (Rentals), Pre-Approvals, New to Canada, Genworth Vacation B properties, Flexible down payment (borrowed down payment)
<b>Loan Purpose</b>	<p>Purchase up to 95% LTV (1-2 Units Max), Up to 90% LTV (3-4 Units Max)</p> <p>"No Fee" Switch &amp; "No Fee" Collateral Switch – Up to \$3,000 in new funds may be capitalized to help cover discharge fees, administration fees, accrued interest and penalties due to the relinquishing lender</p> <p>Bridge Financing Available – contact your Attain Mortgage support for more information</p>
<b>Loan Amount</b>	<p>Standard Purchase Minimum: \$50,000</p> <p>Collateral and Straight Switch Minimum: \$150,000</p> <p>Maximum High Ratio: \$925,000 + insurance premium</p>
<b>Terms</b>	5 Year Fixed and ARM available
<b>Amortization</b>	<p>Minimum: 12 years</p> <p>Maximum: 25 years</p>
<b>Payment Frequency</b>	Monthly / Semi Monthly / Bi Weekly / Weekly (accelerated payments available)
<b>Interest Rate</b>	<p>Fixed: Interest is compounded semi-annually, not in advance;</p> <p>ARM: Interest is compounded monthly, not in advance</p>
<b>Property &amp; Location</b>	<p>Primary Residence (1 - 4 units), Owner Occupied Second Home, New Construction and existing properties.</p> <p>Readily marketable residential dwellings located in markets with demonstrated ongoing re-sale demand. The property must be located in areas that are acceptable to Attain Mortgage and must be suitable and available for year-round occupancy.</p> <p>In addition, the property must meet the following criteria:</p> <ol style="list-style-type: none"> <li>1) Residential zoning</li> <li>2) Fully self-contained</li> <li>3) Remaining economic life &gt; Requested Amortization + 5 years</li> </ol> <p>New Construction must be covered by a Attain Mortgage approved New Home Warranty Program</p>
<b>Property Restrictions</b>	<p>Ontario, British Columbia, Manitoba, Saskatchewan and Alberta (restrictions may apply)</p> <p>Minimum Population: Attain Mortgage will lend in areas with a minimum 5000 population</p> <p>Minimum square footage single detached and townhome: ≥ 750 square feet</p> <p>Minimum square footage apartment condo: ≥ 500 square feet</p> <p>Ineligible: Properties that are constructed for seasonal use, or have seasonal access, time-share interests, commercial zoning, quarter-share/shared ownership fractional interests, co-operative housing, rental pools, life lease properties, floating homes, boarding/rooming houses, heritage homes, log homes, former grow-ops, mobile homes, hobby or operating farms, vacant land, homes on reserve land, water access only and properties with restrictive covenants are not eligible.</p>

<b>Credit Scores &amp; Bureau</b>	<p>High Ratio insured transactions: minimum beacon 640</p> <p>Insurable transactions: Minimum beacon score 720 for one applicant (add 10 bps if beacon score 680 – 719), 640 Min for all other applicants</p> <p>Applicants contributing to income should have 2 established trade lines reporting for 12 months.</p> <p>A “zero” beacon score due to lack of credit will only be allowable if no income is being used.</p> <p>The age of the credit bureau must not exceed 30 days at the time of submission.</p>
<b>Maximum GDS /TDS</b>	<p>If Beacon <math>\geq</math> 680 : Max GDS 39, Max TDS 42</p> <p>If Beacon &lt; 680 : Max GDS 35, Max TDS 42</p>
<b>Prepayment Privileges</b>	<p>Lump Sum: Up to 20% of the original principal amount, per year, without penalty, multiple prepayments allowed</p> <p>Payment Increase: Up to 20% of the of the original registered amount without penalty each anniversary year</p>
<b>Early Payout/Penalty</b>	<p>Payout of entire outstanding balance of the Mortgage prior to the Maturity Date is only permitted on the closing of a bona fide sale of the subject property to an arm’s length purchaser at fair market value.</p> <p>If exercised, Prepayment Privileges and Fees apply;</p> <p>Fixed: Greater of 3 Months Interest or Interest Rate Differential (based on Attain Mortgage posted rate)</p> <p>ARM: 3 Months Interest</p>
<b>Assumability &amp; Portability</b>	<p>Available upon qualification</p> <p>Attain Mortgage will allow a maximum of 30-day gap on all Ports</p>
<b>Appraisals</b>	<p>Only if required by insurer (or other identified risks such as private purchase/concerns with property/market risk). Cost will typically be borne by the mortgage insurer (other than for private sales or concerns with property/market risk).</p>
<b>Property Taxes</b>	<p>By default, taxes are collected by Attain Mortgage and paid on borrower’s behalf.</p> <p>Exceptions may be permitted case-by-case, see property tax tip sheet for full details.</p>
<b>Special Notes</b>	<p>Attain Mortgage requires all mortgages to have Lender Title Insurance</p>

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