

Attain Mortgage makes home ownership accessible to more Canadians.

Product Information – Attain Near Prime Flex 65	
<b>Purpose</b>	<ul style="list-style-type: none"> <li>Located in selected Urban &amp; Business Centres in British Columbia and Ontario – refer to Near Prime Flex 65 Product Features or speak to Attain Mortgage Support.</li> </ul>
<b>Property Type</b>	<ul style="list-style-type: none"> <li>Owner occupied (maximum 2 units) and Rental (maximum 4 units).</li> <li>Prime marketable residential real estate with demonstrated ongoing re-sale demand.</li> <li>Property must have a remaining economic life &gt; requested amortization + 5 years</li> </ul>
<b>Term</b>	<ul style="list-style-type: none"> <li>1, 2 and 3 year open</li> </ul>
<b>Rate</b>	<ul style="list-style-type: none"> <li>Fixed</li> <li>Rate hold is 10 days from date of approval (60 days from date of approval with signed commitment)</li> </ul>
<b>Prepayment Penalty</b>	<ul style="list-style-type: none"> <li>Fully open</li> <li>No prepayment penalties</li> </ul>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>\$250,000 to \$1,500,000.00</li> <li>Up to \$2,000,000.00 will be considered case by case with maximum LTV of 50%.</li> </ul>
<b>Down Payment</b>	Confirmable on deposit with a recognized Canadian financial institution for a minimum of 90 days.
<b>Credit History</b>	<ul style="list-style-type: none"> <li>No minimum beacon score</li> <li>Bankruptcy must be discharged prior to funding</li> <li>Maximum 2 Major Credit Events (bankruptcy, consumer proposal, credit counselling) discharged, no real estate involved.</li> <li>Consumer proposal must be paid out in full:               <ul style="list-style-type: none"> <li>prior to advance (for purchases)</li> <li>from proceeds (for refinances)</li> </ul> </li> </ul>
<b>Maximum LTV</b>	<ul style="list-style-type: none"> <li>Up to 65% LTV</li> </ul>
<b>Second Mortgages</b>	<ul style="list-style-type: none"> <li>Independent second mortgages allowed up to 80% combined LTV</li> </ul>
<b>Amortization</b>	<ul style="list-style-type: none"> <li>Minimum: 10 years</li> <li>Maximum: 30 years</li> </ul>
<b>GDS/TDS</b>	<ul style="list-style-type: none"> <li>Maximum 60% / 70%</li> </ul>
<b>Income Confirmation</b>	<ul style="list-style-type: none"> <li>Standard income confirmation</li> <li>95% subject gross rental offset (subject) / 95% subject gross less PITH (non subject)</li> <li>Flexible income confirmation options available with proof of source and sustainability</li> </ul>
<b>Payment Options</b>	Monthly, bi-weekly, weekly (accelerated)
<b>Property Taxes</b>	Taxes are collected by Attain Mortgage and paid on borrower's behalf.
<b>Appraisal</b>	Subject to Attain Mortgage Approved Appraiser List through SOLIDIFI or RPS
<b>Lending Locations</b>	British Columbia : Greater Vancouver Area, Kelowna, Greater Victoria Area, Nanaimo & Parksville. Ontario : Greater Toronto Area, Barrie, Hamilton Region, Grimsby, St. Catherine's, Kitchener, Waterloo, Cambridge, Guelph, London, Ottawa

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