



FOR MORTGAGE BROKER USE ONLY

# Lending Guidelines

<b>Loan Purpose</b>	Purchase, Refinance	<b>Lender Fee</b>	1% on fixed term and convertible mortgages 2% on open term mortgages (can be capitalized into fixed and open term mortgage if not >80% LTV - cannot exceed sliding scale)
<b>LTV / Loan Amount</b>	Up to 80% LTV owner occupied and rentals Up to 75% LTV for apartment condo rentals (unlocked at Silver level)  Minimum mortgage amount: \$100,000  Minimum mortgage amount: \$50,000 (Second mortgages)  Maximum mortgage amount \$2,000,000 (subject to sliding scale – refer to p.2)	<b>Appraisal</b>	Request via our preferred independent providers <b>Solidifi, Value Connect, RPS or NAS</b>  Alternatively, appraisals can be requested from our Approved Appraisers List  AVM options available when applicable
<b>Debt Services</b>	Maximum 50 GDS / 50 TDS	<b>Property Type</b>	1–4 unit residential properties located in suburban areas  <b>Owner Occupied</b> (includes second homes/ recreational property)  SFD minimum 800 sq ft (750 sq ft in Winnipeg)  Apartment Condos  Minimum 650 sq ft (500 sq feet in the Greater Montreal, Greater Toronto and Greater Vancouver areas)  <b>Rentals</b> (unlocked at Silver level)  <b>Refer to our RPM Product for more details on Rentals</b>
<b>Amortization</b>	Up to 35 years		
<b>Term</b>	1, 2, 3, 5 - year fixed terms 12-month convertible terms Open term second mortgage		
<b>Borrower Qualifications</b>	The greater of the benchmark rate OR the contract interest rate +2%		

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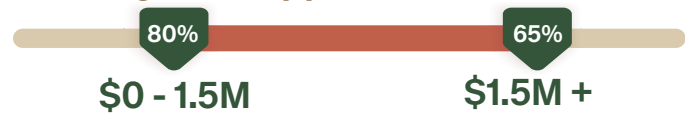
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<b>FICO and Credit History</b>	Standard income - minimum 500 FICO Bank statement approach and Apartment condo rentals - minimum 550 FICO Second mortgage - minimum 640 FICO Current and prior consumer proposal considered Prior bankruptcy considered
<b>Income</b>	<b>Business for Self</b> - Refer to BFS Product for more details
<b>Income Type</b>	Salaried/Hourly 100% Commissioned Income Seasonal Employment 100% Maternity/Paternity Leave Contract Employment CPP, OAS Employer Pension Foster Care Workers Compensation Disability Support Programs Canada Child Benefit (CCB)
<b>Rate Guarantee</b>	Commitment can be issued 90 days prior to funding 90 - days rate hold for purchases 60 - days rate hold for refinances

<b>Title Insurance</b>	Required
<b>Early Payout</b>	No bona fide sale clause Greater of 3 months interest or IRD (prepayment calculator available at <a href="http://www.haventreebank.com">www.haventreebank.com</a> ) Portable Blend and extend available
<b>Pre-Payment Options</b>	20% prepayment available on mortgage anniversary date 20% increase in payment on anniversary date

Mortgage approval is subject to our policies and guidelines. All FICO score requirements may change without notice. Terms and Conditions are subject to change without notice.

**Canada (except Greater Toronto Area and Greater Vancouver Area), at \$1.5M, a sliding scale applies\*:**



\*The Maximum Mortgage Calculator establishes a mortgage amount for properties over \$1.5M. Subject to regional and program LTV up to a maximum mortgage amount of \$2M.

**In the Greater Toronto Area and Greater Vancouver Area, at \$2M, a sliding scale applies\*\*:**



\*\*The Maximum Mortgage Calculator establishes a mortgage amount for properties over \$2M. Subject to regional and program LTV up to a maximum mortgage amount of \$2.5M.

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