

### PROGRAM DETAILS

<b>Purpose</b>	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Refinance</li> <li>• Transfer</li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Owner occupied only (no second homes)</li> <li>• Owner occupied with rental suite</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>• Available in Urban Centres only</li> </ul>
<b>Term</b>	<ul style="list-style-type: none"> <li>• Fixed: 5 year closed</li> <li>• Variable: 5 year closed</li> </ul>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>• Purchase &amp; Transfer:             <ul style="list-style-type: none"> <li>» Minimum \$100,000</li> <li>» Maximum \$2M</li> </ul> </li> <li>• Refinance:             <ul style="list-style-type: none"> <li>» Minimum \$150,000</li> <li>» Maximum \$2M</li> </ul> </li> <li>• MUST follow sliding scale</li> </ul>
<b>Maximum ETO</b>	<ul style="list-style-type: none"> <li>• \$200,000</li> </ul>
<b>Sliding Scale</b>	<ul style="list-style-type: none"> <li>• LTV Tier Limit – please speak to RVP for more detail</li> </ul>
<b>Maximum GDS &amp; TDS</b>	<ul style="list-style-type: none"> <li>• 39% / 44%</li> </ul>
<b>Maximum LTV</b>	<ul style="list-style-type: none"> <li>• Property value &gt; \$1M, maximum LTV is 75%</li> <li>• Property value &lt; \$1M, maximum LTV is 80%</li> <li>• MUST follow sliding scale</li> </ul>
<b>Amortization</b>	<ul style="list-style-type: none"> <li>• Minimum 5 years</li> <li>• Maximum 30 years</li> </ul>
<b>Beacon Requirements</b>	<ul style="list-style-type: none"> <li>• Refinances (Owner Occupied &amp; Owner Occupied Rental):             <ul style="list-style-type: none"> <li>» Minimum credit score for primary borrower: 720</li> <li>» Minimum credit score for remaining non-primary borrowers: 680</li> </ul> </li> <li>• Purchases &amp; Transfers (Owner-Occupied &amp; Owner-Occupied Rental):             <ul style="list-style-type: none"> <li>» Minimum credit score for primary borrowers: 680</li> <li>» Minimum credit score for non-primary borrowers: 640 for properties &lt;\$1M and 680 for properties ≥\$1M</li> </ul> </li> </ul>
<b>Variable &amp; BFS Income</b>	<ul style="list-style-type: none"> <li>• Qualifying on the lower of the most recent year or 2 year average if increasing</li> </ul>
<b>Rental Income</b>	<ul style="list-style-type: none"> <li>• Maximum 50% of rental income to be added to income</li> <li>• Maximum gross rental income is \$4,000 for each property</li> <li>• Market rents may be considered</li> </ul>
<b>Square Footage</b>	<ul style="list-style-type: none"> <li>• Single Family Dwelling: 750 sq ft.</li> <li>• Condos: 500 sq ft.</li> </ul>
<b>Property Valuation</b>	<ul style="list-style-type: none"> <li>• Full appraisal is required</li> </ul>
<b>Not Eligible</b>	<ul style="list-style-type: none"> <li>• Purchase Plus Improvements</li> <li>• Stated Income</li> <li>• New to Canada</li> <li>• Age Restricted Properties</li> <li>• Agricultural Zoning</li> </ul>