



Guardian Financing, Montreal's direct Private Mortgage Lender since 2014.

Here's an overview to what we offer:

What We Fund: We fund first and second mortgages on residential properties located in the greater Montreal area.

Loan Amounts: \$50,000 to \$2,000,000

Our Rates:

First Rank: 9% up to 65% LTV and 10% up to 75% LTV

Second Rank: 12% up to 70% LTV – good areas in Montreal we'll do up to 75% LTV

Our Fees:

2% (the broker adds a fee on our fee).

As a special promotion to our Broker Partners, we'll give you a kickback of 0.75%! For example, if you add on a 1% fee, you'll get 1.75%!

Our Terms:

Loan terms are very flexible, ***after 3 months the client can pay it off, with a 30-day prior notice.***

Quick Approval:

Simple Approval process. We use our realtor to determine the value, no need for long waits to get a professional evaluation, and its only \$150 (for single family and Condos and \$200 for Plex's).

Closing:

As Quick as 1 week, max 2 weeks.

Submit Your File: Via ***Filogix, Lendesk***, regular ***email***, or you can just ***text*** your file details, whichever way suites you better.

Feel free to contact me for any questions.

Joel Wechter @ 514.578.3296 or @ jw@guardianfinancing.ca

Guardian Financing - www.guardianfinancing.ca - 514.578.3296
2550 Bates, Suite 105, Montreal, QC, H3S 1A7