



K5 Mortgage Corp.
200, 4723 – 1st Street S.W.
Calgary, AB, T2G 4Y8
Phone/Fax: 403-891-8585
Email: yes@k5mortgage.com
www.k5mortgage.com

LENDING GUIDELINES

Submit your deals via **Filogix/Expert, Lendesk/Finmo** (Look us up under the "Private Lender" Tab in Filogix) or by sending email to yes@k5mortgage.com.

Please provide Application, Credit Bureau and a story to get started.

FIRST MORTGAGES

Rates: starts from 4.99%

Fees: starts from 1-2%

Max LTV (Loan to value): up to 50-65%

Rates are subject to change without notice.

SECOND/THIRD MORTGAGES

Rates: Starts from 7.99%

Fees: Starts from 5%. Minimum \$2,500.

Max LTV (Loan to value): up to 85% (90% on case-by case basis)

YOUR (BROKER) Fee: You set your own fee and keep it all.

LOCATION: Alberta and British Columbia. Small towns are ok with reduced LTV.

CREDIT BUREAU: NO minimum beacon score. We don't disqualify borrowers based on a credit. GOOD, BAD, UGLY, BEACON REJECT, BANKRUPTCY, CONSUMER PROPOSAL, NO credit is ok.

DOWN PAYMENT: We allow 2nd/3rd mortgages, VTB financing, Gifted Equity.

FORECLOSURE/POWER OF SALE RESCUE: Acceptable if there is a solid exit plan in place.

INCOME: NO GDS/TDS Requirement, however Affordability should be reasonable. Self-employed income is very welcome. PRE-PAYMENT of 6-12 months required if income is not fully verified.

NOA (Notice of Assessment): We need to make sure ALL CRA debt is paid off, if any. Approval with outstanding taxes on case-by-case basis.

TERMS: 12-36 months Closed. We are allowing 6 months closed, open thereafter on exception basis.

MIN LOAN AMOUNT: No minimum loan amount. Our Happy Loan program designed for below \$10,000 amounts.

MAX LOAN AMOUNT: Up to \$500,000 on 1st mortgages. Up to \$200,000 on 2nd mortgages.

PAYMENTS: Interest Only, monthly on the 1st or 15th of every month.

RENEWALS: Renewals are welcome if mortgage performs well. Renewal fees applied.

COMMERCIAL/CONSTRUCTION Mortgages: See below how we operate on Construction Draw Loans and LARGE Commercial files.

DEALS WE LOOK AT: Residential, Single Family Homes, Townhouses, Apartment Condos, Acreages, Rental/Investment properties, Small Commercial, Light Industrial, Rural properties, Rooming housing, Student Rentals, Agricultural, PRIVATE lender's payout, Serviced and Raw Land, EQUITY funding, Mobile homes on owned and leased land (case by case). We love TOUGH deals.



K5 Mortgage Corp.
200, 4723 – 1st Street S.W.
Calgary, AB, T2G 4Y8
Phone/Fax: 403-891-8585
Email: yes@k5mortgage.com
www.k5mortgage.com

QUICK and EASY 2nd mortgage * – program

Maximum Amount: up to \$45,000

Rate: 11.95%

Fees: \$2,500

Max LTV (Loan to value): up to 85% Urban, up to 80% in Rural

Provinces: AB and BC

Position: 2nd mortgage (behind the bank lender only)

Min Beacon: 610

TDS/GDS: not required

Term: 12-36 months

Low docs: Yes

Appraisal: Not Required – Valuation fee \$99 – Paid from net proceeds.

Documentation fee: \$249 – we use technology, AI and BIG DATA to obtain all the info directly from the borrowers such as income, NOAs, titles etc. Paid from net proceeds.

Commitment issued: same day (24-hour turnaround)

**For top tier referral partners ONLY – 5 private deals funded as a brokerage to qualify.*

HAPPY FLIPPER * – Special program for Real Estate Investors

Maximum Purchase Price: up to \$450,000

Rate: 1% per month (12 % per annum)

Fees: 3% up front

Down payment required: 15% Cash down OR \$15,000 down (if we can blanket other properties)

Provinces: AB for now (BC is coming in the near future)

Position: 1st and 2nd mortgage (if blanket)

Min Beacon: not required, if story and experience make sense

TDS/GDS: not required

Term: 12 mo - Closed for 3 mo, Open thereafter.

Low docs: Yes

Past Projects/Resume: Required

Appraisal: Not Required – Valuation fee \$99 – Paid from net proceeds.

Documentation fee: \$249 – we use technology, AI and BIG DATA to obtain all the info directly from the borrowers such as income, NOAs, titles etc.
Paid from net proceeds.

Commitment issued: same day (24-hour turnaround)

This program ideal for experienced Real Estate investors who wants to Renovate and SELL, BRRR (Buy, Renovate, Refinance, Repeat), need to secure a deal while waiting for a cheaper private mortgage/construction etc. We will consider beginners if they are strong and have a right team in place.

**Rolling out by Q2 2022.*



K5 Mortgage Corp.
200, 4723 – 1st Street S.W.
Calgary, AB, T2G 4Y8
Phone/Fax: 403-891-8585
Email: yes@k5mortgage.com
www.k5mortgage.com

COMMERCIAL/CONSTRUCTION Mortgages.

Here is how we operate on **LARGE COMMERCIAL and CONSTRUCTION DRAW Mortgages.**

As you might know commercial and construction mortgages has their own complexity and to avoid any miscommunication, here is how we operate - you send us whatever documents you have, and we will execute agreement with you securing your commission.

We will need direct access to the client. We will keep you informed during the process and notify you when we will send you a cheque.

You will get 20% of whatever we charge the client. No work required from your part.

If client is interested, he needs to cooperate with us and send us documents that we request, so we can look at the paperwork and come up with a solution.

Here are the documents that we expect (if applicable):

- Personal Net Worth statement (if married, both spouses, if company - ALL shareholders must be involved)
- 2 IDs for the borrowers
- appraisal (if applicable)
- income (6-12 month bank statements or any document to prove the client can afford payments, company financials)
- title & property tax roll
- construction budget and drawings
- development permits approvals
- synopsis on: funds needed for, plan to keep mortgage current at all times, exit strategy
- other documents (if specific deal)

Upon we get all the documents we will issue a Letter of Intent outlining rates, fees and conditions to the borrower. If agreeable, we will require a deposit/commitment fee (small portion of the total fee). To make sure borrower doesn't change their mind and committed to the deal.

On construction files typically borrower can get up to 75% loan to COST (hard & soft costs, including land purchase).

Private money is not cheap, especially when risk is high. Borrowers should expect rates from 9-15%, plus 1-5% in fees (depends on the project and individual circumstances)

We are very accommodating and understand issues, we deal with borrowers until they got the money and have a ton of common sense to see behind difficulties and fix them, to make sure borrowers succeed.

Please send a deal package to yes@k5mortgage.com or give us call at 403-891-8585 to ask ANY questions.