

The background of the top section is a photograph showing the corner of a light-colored building with a dark roofline, set against a bright blue sky with scattered white clouds.

*We specialize in alternative lending  
on properties across Southern Ontario.*

## **LENDING PARAMETERS**

### **MORTGAGE SIZE - \$30,000 to \$650,000**

#### **GEOGRAPHICAL AREA**

- Southern Ontario – Ottawa to Windsor, Lake Erie to Georgian Bay. *(We lend in small towns, not restricted to proximity to large cities)*

#### **WILL DO**

- First and Second mortgages, blanket mortgages, bridge financing, construction mortgages.
- Residential, vacant land, recreational property, student housing, farms, solar panel or windmill on property, commercial, multifamily, mixed commercial, light industrial, VTB behind our first or private.
- Self-employed, hard to verify income, new immigrant.
- Poor credit, bankruptcy settlements, bank turn downs.
- Power of Sale or arrears refinance.
- Unconventional property, previous marijuana grow-op (remediated)
- Debt consolidation, consumer proposal, pay off credit cards.
- Payout property taxes and income tax arrears.
- Payoff judgments, garnishments and liens.

#### **TERMS**

- Typically 1 year
- *New product 6 month open (7.99%)*

#### **LTV**

- Up to 70% LTV will be considered for exceptionally good property and client covenant.
- Up to 65% LTV in the GTA (60% in Brampton)
- Up to 60% for Farm Properties.
- Up to 60% for mixed commercial, commercial or industrial.
- Up to 50% for vacant land.

#### **RESTRICTIONS**

- Second mortgages behind collateral mortgage if registered beyond (70%)
- Power of Attorney (POA)
- Small seconds behind big firsts. *i.e. Second has to be at least 25% of the first. For example if a first is \$100K then the second can't be less than \$25K.*
- Any properties with an automotive component.

#### **PRICING - Risk based and Equity position**

- **First Mortgages from 7.99%**
- **Second Mortgages from 9.99%**
- **1% - 3% Lender Fee**
- **We offer buy downs**