



PROGRAM OVERVIEW

www.brightpathcapital.ca

BRIGHTPATH CAPITAL CORPORATION

Brightpath Capital Corporation is one of the fastest growing private lenders in the industry. We offer residential mortgage lending across Ontario for a wide variety of borrowers and situations.

Dan Pauls

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ABOUT BRIGHTPATH

- Brightpath Capital is a private lender headquartered in Waterloo, Ontario
- Our goal is to be a short-term solution to your borrower's temporary financial needs
- We specialize in alternative lending on urban residential properties throughout Ontario

ONTARIO LENDING AREA

All residential properties across Ontario will be considered, with pricing and LTV adjustments made based on location (Major Centre vs Small Town)

Major Centres

- Ontario cities with a population of at least 50,000+
- 1st mortgages to 85% LTV
- 2nd mortgages to 80% LTV

Small Town Lending Program

- Towns adjacent to thriving, major markets
- Must be a residential property located within a typical, residential neighbourhood
- 1st mortgages to 75-80% LTV
- 2nd mortgages to 75% LTV

PROPERTY TYPE

Residential lending only. No commercial use, mixed use, or agricultural zoning is permitted.

We look specifically for residential properties that demonstrate:

- Pride of ownership
- No deferred maintenance
- Marketability with ease of resale
- Properties requiring renos, student properties and Airbnbs are not permitted

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WHAT KIND OF NICHE DEALS DO WE FUND?

NICHE AREA	REQUIREMENTS
High LTV needed	<ul style="list-style-type: none"> • 1st mortgages up to 85% LTV • 2nd mortgages up to 80% LTV • Available on purchase / refi / owner-occupied / rental • Condos are always max 75% LTV
No income docs or high debt ratios	<ul style="list-style-type: none"> • No TDS/GDS requirements • No income documentation requirements <p>- We will ask for 6 months bank statements to show payment affordability and an NOA to show taxes are filed</p>
Non-traditional down payment	<ul style="list-style-type: none"> • Borrowed down payment • Gifted funds from a non-traditional source • Private 2nd mortgage permitted behind our 1st to max 85% LTV
Small Town lending	<ul style="list-style-type: none"> • Towns that are within 50kms of a city of 50,000+ • Up to 75% LTV in small towns
Collateral Charge	<ul style="list-style-type: none"> • We DON'T have to lend behind the full registered amount • We will lend behind: the balance of the fixed portion + the limit of the HELOC portion
New Construction	<ul style="list-style-type: none"> • Appraisal value used for New Construction purchases rather than purchase price • Purchase agreement must have been signed at least 12 months prior to funding • Available only in major cities
Tax Arrears / Proposals	<ul style="list-style-type: none"> • We will payout CRA, tax arrears, property tax arrears, consumer proposals, divorce settlements • All outstanding balances must be included at funding
Foreign Income	<ul style="list-style-type: none"> • Borrower must be a Canadian citizen or a permanent resident who earns income outside Canada • Requires a Canadian Equifax credit score and NOA
Title in Company Name	<ul style="list-style-type: none"> • Personal guarantees required • Holding companies OK

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BRIGHTPATH PRICING

- Risk based pricing - depending on LTV, mortgage size, property condition, credit score, city size, etc.

General pricing guidelines:

(Sample pricing below is based on the property being in a major city and a beacon score of 680+. Contact the BDM to see if any pricing premiums may apply to your deal situation.)

	Terms/Pricing:	Qualifying Criteria:
1st Mortgage	Max 85% LTV 85% pricing is typically 9.49% + 1.99% lender fee	<ul style="list-style-type: none"> - Ontario markets with a population of 50,000+ - 680+ beacon score required for 85% LTV - Excellent quality, urban residential property - Eligible for purchases and refis, owner-occupied and rentals
2nd Mortgage	Max 80% LTV 80% pricing is typically 13.99% + 3.99% lender fee	<ul style="list-style-type: none"> - Ontario major cities preferred / small towns considered - Satisfactory credit with no current mortgage arrears - Funds for consolidations / investment / renos - Lending behind all institutional lenders and reverse mortgages

- All terms are interest-only and variable rate pricing
- Standard pricing is for a 12-month, closed term (2-month penalty for early payout)
- Open terms are available, as well as 3-month and 6-month terms
- Reduced pricing may be available for lower LTV deals

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