



Residential Mortgages

Effective December 2023, Oppono's tailored mortgage solutions are flexible to your client's needs. We offer open or closed mortgage terms with no income verification.



1st mortgage, 6 month open term

Beacon score	Max LTV	Variable Rate	Fixed Rate	Fee
750+ open term, O/O only	75%	7.79%	8.29%	1.99%
650+ Fully open term	75%	7.99%	8.49%	1.99%

1st mortgage, 1 year term

Beacon score	Max LTV	Variable Rate	Fixed Rate	Fee
750+ open term, O/O only	75%	8.04%	8.54%	2.24%
650+*	75%	8.14%	8.59%	2.24%
Any beacon*	75%	8.34%	8.59%	2.24%
Any beacon*	70%	8.24%	8.49%	2.24%
Any beacon*	65%	8.14%	8.39%	2.24%

Major urban subdivision homes

*650+ beacon up to 75% LTV may be subject to a 6 month payment reserve

*Any beacon at 75%, 70%, 65% LTV will be subject to a 12 month payment reserve

Variable rate mortgage payments do not fluctuate with changes to interest rates. The principal repayment may vary

2nd mortgage, 1 year term

Beacon score	Max LTV	Variable Rate	Fixed Rate	Fee
750+	75%	9.74%	10.24%	3.24%
650+*	75%	10.14%	10.39%	3.24%
Any beacon*	70%	10.64%	11.14%	3.24%

*650+ up to 75% LTV maybe be subject to a 12 month payment reserve

*Any beacon at 70% LTV will be subject to a 9 month payment reserve

Major urban subdivision homes

Variable rate mortgage payments do not fluctuate with changes to interest rates. The principal repayment may vary

2nd HELOC, 1 year open term

Beacon score	Max LTV	Fixed Rate	Fee
750+	75%	10.74%	3.24%
650+	75%	11.14%	3.24%

Interest only payment

Deferrals on existing 1st mortgage may result in a lower LTV

Contact your BDM for more information, including Oppono's approved appraisal list and/or broker catalogue. Rates and fees subject to change without prior notice. Prospective borrowers that currently have property tax or mortgage payment arrears may be subject to a 25 bps premium in either interest rate or lender fee. Please call or email for terms and conditions. All deals must use Oppono's approved appraisal list and are subject to an administration and commitment fee. Variable rate mortgages are based on Bank of Canada policy interest rate of 5.00% as of December 2023.

Our approved appraisers are well-known in the industry.

For values over \$1 million please use Cross-town, Home Value Inc. or House Inc. Appraisal Services.

Essex

F.K. Mitchell Appraisals Inc.	mitchellappraisals.ca	(519) 322-7107
FR Jordan & Associates	frjordan.com	(519) 974-0186

GTA

Cross-town Appraisal Ltd.	cross-town.ca	(416) 652-3456
Home Value Inc.	hviappraisal.ca	(416) 871-9224
House Inc. Appraisal Services	houseinc.ca	(647) 499-2781
Metrowide Appraisal Services Inc.	metrowideappraisal.com	(905) 479-4400
Sharp Appraisal and Consulting	sharpappraisal.ca	(416) 887-7001

Ontario West

Cross-town Appraisal Ltd.	cross-town.ca	(416) 652-3456
House Inc. Appraisal Services	houseinc.ca	(647) 499-2781
L.A. Mirotta & Co.	lamirottaco.com	(519) 242-4172
Appraisals Niagara Real Estate Appraisers Inc	appraisalsniagara.com	(905) 357-7187
RJ Lyons RE Appraisal Services Inc. (Please use for London Only)	rjlyons.ca	(519) 672-0485
Real Estate Appraising & Consulting	reac.ca	(519) 725-0244
Schinkel Real Estate & Appraisals Inc.	schinkelappraisals.ca	(905) 387-0100
Sharp Appraisal and Consulting	sharpappraisal.ca	(416) 887-7001
Walker & Walker Appraisal Limited	walkerandwalkerappraisal.com	(905) 639-0235

Ontario East

Cross-town Appraisal Ltd.	cross-town.ca	(416) 652-3456
Everest Appraisal Services Inc.	everestappraisals.com	(905) 686-3172
Gifford Appraisals	giffordappraisals.com	(905) 683-2637
Home Value Inc.	hviappraisal.ca	(416) 871-9224
Metrowide Appraisal Services Inc.	metrowideappraisal.com	(905) 479-4400
Prince Edward Appraisal		
Sharp Appraisal and Consulting	sharpappraisal.ca	(416) 887-7001

Ontario North

Hill Appraisals	hillappraisals.ca	(905) 775-9320
Home Value Inc.	hviappraisal.ca	(416) 871-9224
Sharp Appraisal and Consulting	sharpappraisal.ca	(416) 887-7001

Ottawa

Affiliated Property Group	apgottawa.com	(613) 728-3991
Independent Appraisal Corp.	Independentappraisal.net	(613) 564-8282

Submission requirements for purchase

Required:

- APS

If applicable:

- MLS
- Appraisal
- Amendments (Price, Name, Date)



Scan for our Brochure & Appraisal List

Easy Guide Cheat Sheet

Property Type - SFD Detached, semi, townhomes

- | | |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban | <ul style="list-style-type: none"> • Max 80% LTV* |
| Rural | <ul style="list-style-type: none"> • Max 60% LTV or \$450,000, whichever is lower • * Well / Septic Properties may be subject to 5% - 10% LTV reduction |
| Condo | <ul style="list-style-type: none"> • Max 65% LTV • Minimum 450 sq.ft. • Case by Case, with a 750+ beacon score |
| Construction | <ul style="list-style-type: none"> • Case-by-Case, contact for details |

Application Types

- Purchases, Refinances
- Owner - Occupied or Rental
- Hold CO's allowed
- All credit scores welcomed, we use the lowest credit score on the application for pricing
- Can use funds for debt consolidation, paying out arrears, renovations, spousal buyout, etc
- Down payment for additional property, investments, business expansions, etc.
- We can go behind collateral charge mortgage, contact for details

Mortgage Size Guidelines

Max Cumulative Loan Amount	Max LTV
\$2,000,000	65%
\$1,900,000	70%
\$1,750,000	75%
\$1,500,000	80%

Product Highlights

- No Income verification
- No GDS/TDS requirements
- Fully Customizable mortgage terms
- We can go behind any major Financial Institution or Credit Union
- Order from Oppono's Approved Appraisal List

HELOC

- Fully Open re advanceable, 1 year term
- Fixed rate, interest only
- We can go behind any major Financial Institution or Credit Union
- \$75 per draw
- Minimum \$2500 per draw

*Subject property to have minimum remaining equity of \$100,000

