

# Product Features

Attain makes home ownership accessible to more Canadians.

<b>Purpose</b>	Purchase and Refinance
<b>Property Type</b>	<ul style="list-style-type: none"> <li>Owner occupied, second homes and rentals</li> <li>Located in select markets in British Columbia, Alberta, Saskatchewan, Manitoba and Ontario.</li> <li>Prime marketable residential real estate with demonstrated ongoing re-sale demand.</li> <li>Property must have a remaining economic life equal to or greater than the requested amortization of the mortgage.</li> </ul>
<b>Term</b>	1, 2 and 3 year closed
<b>Rate</b>	<ul style="list-style-type: none"> <li>Fixed</li> <li>Rate hold is 120 days for purchases, 90 days for refinances</li> <li>Commitment must be signed within 10 days from the date of approval</li> </ul>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>\$100,000 to \$1,500,000</li> <li>Geographic and credit restrictions apply</li> </ul>
<b>Down Payment</b>	<ul style="list-style-type: none"> <li>Confirmable on deposit with a recognized Canadian financial institution</li> </ul>
<b>Equity Take Out</b>	Maximum cash out of \$200,000.00. <i>Exceptions considered on case by case basis.</i>
<b>Credit History</b>	<ul style="list-style-type: none"> <li>Minimum Beacon 550</li> <li>Bankruptcy must be discharged</li> <li>Consumer proposal must be paid out in full:                             <ul style="list-style-type: none"> <li>prior to advance (for purchases)</li> <li>from proceeds (for refinances)</li> </ul> </li> </ul>
<b>Maximum LTV</b>	<ul style="list-style-type: none"> <li>Up to maximum 80% LTV</li> <li>LTV includes application fee</li> </ul>
<b>Second Mortgages (Behind AVEO 1<sup>st</sup> mortgage )</b>	<ul style="list-style-type: none"> <li>Independent second mortgages allowed up to 80% combined LTV</li> <li>AVEO first mortgage max 65% LTV</li> </ul>
<b>Amortization</b>	<ul style="list-style-type: none"> <li>Minimum: 10 years</li> <li>Maximum: 30 years. <i>Up to 35 years on exception, considered on case by case basis with restrictions.</i></li> </ul>
<b>GDS/TDS</b>	50% / 55% : LTV ≤ 65% 45% / 50% : LTV up to 80%, (48% / 48% on exception)
<b>Payment Options</b>	Monthly, bi-weekly, weekly (accelerated)
<b>20% Prepayment Privilege</b>	Annual lump sum up to 20% of the original principal amount (min \$500). Unused portion cannot be carried forward. Not available on 1 year term.
<b>Prepayment Penalty</b>	Early payout amounts are based on which year of the mortgage the customer is in. <ul style="list-style-type: none"> <li>Year 1 = 3% x principal amount being prepaid</li> <li>Year 2 = 2% x principal amount being prepaid</li> <li>Year 3 = 1% x principal amount being prepaid</li> </ul>
<b>Appraisal</b>	Subject to Attain Mortgage Approved Appraiser List through SOLIDIFI or RPS
<b>Property Taxes</b>	Taxes are collected by Attain Mortgage and paid on borrower's behalf.
<b>Application and Finder's Fees</b>	<ul style="list-style-type: none"> <li>For all terms standard 1% application fee</li> <li>Upon request, application fees may be increased up to maximum 2% with half the fee payable as finders fee</li> </ul>