

<b>Purpose</b>	Purchase and Refinance
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>\$100,000 to \$750,000</li> <li>Geographic and credit restrictions apply</li> </ul>
<b>Term</b>	<ul style="list-style-type: none"> <li>1, 2 and 3 year closed</li> </ul>
<b>Rate</b>	<ul style="list-style-type: none"> <li>Fixed</li> <li>Rate hold is 10 days from date of approval</li> <li>(60 days from date of approval with signed commitment)</li> </ul>
<b>Down Payment</b>	<ul style="list-style-type: none"> <li>10% minimum from own resources, non-borrowed</li> <li>Confirmable on deposit with a recognized Canadian financial institution</li> </ul>
<b>Property Type</b>	<ul style="list-style-type: none"> <li>Owner occupied or secondary home</li> <li>Single family, duplex, triplex, fourplex, townhouse, apartment condo</li> <li>Property must be registered in personal name</li> </ul>
<b>Lending Area</b>	<ul style="list-style-type: none"> <li>Major and medium urban locations</li> </ul>
<b>Maximum LTV</b>	<ul style="list-style-type: none"> <li>Up to maximum 80% LTV for major urban locations</li> <li>Up to maximum 75% LTV for medium urban locations or beacon &lt; 620</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>Minimum beacon 600</li> <li>Major credit events (bankruptcy, consumer proposal, credit counselling, orderly payments) must be discharged for minimum 1 year with reestablished credit</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>Documentation</b>	<ul style="list-style-type: none"> <li>AVEO Business for Self-Income Declaration Form</li> <li>Proof of Business for Self (<b>one</b> of the following): <ul style="list-style-type: none"> <li>Articles of Incorporation (including information of all current shareholders and directors)</li> <li>HST Registration and/or Returns</li> <li>Current Business Registration or License</li> </ul> </li> <li>Minimum 6 months bank statements confirming revenue and expenses</li> <li>Minimum 3 invoices, receipts and/or contracts to support income declared as appropriate</li> <li>Recent Statement of Account or Notice of Assessment to confirm income taxes are up to date</li> </ul>
<b>Risk Mitigation</b>	<ul style="list-style-type: none"> <li>Additional documentation may be requested based on overall risk (Most recent Notice of Assessment, full copy of T1 General(s), accountant prepared financial statement(s), additional bank statements)</li> <li>Higher risk loans may include but not limited to : <ul style="list-style-type: none"> <li>LTV greater than 75% or beacon less than 620</li> <li>Qualified business for self income greater than \$100,000.00</li> </ul> </li> </ul>
<b>Amortization</b>	<ul style="list-style-type: none"> <li>Minimum: 10 years</li> <li>Maximum: 30 years</li> </ul>
<b>GDS/TDS</b>	45% / 50%
<b>Payment Options</b>	Monthly, bi-weekly, weekly (accelerated)
<b>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 prepayment penalty 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