

Rental (2-4 units)

Loan Purpose

This program allows qualified borrowers to purchase real estate to diversify their investment portfolio and create passive income.

Terms

Fixed Rate Mortgage, 1-5 years

Adjustable Rate Mortgage (ARM), 5 years

Maximum Loan-to-Value (LTV)

80% LTV*

Amortization

Maximum 25 years

Qualifying Rate

Must qualify based on the **greater of** the contract rate plus (+) 2% **or** the Bank of Canada 5 year benchmark rate

Property Type

Maximum 2-4 units. Single unit properties ineligible

Property value <\$1,000,000

Eligible Products

Purchase Plus Improvements

Transfer Program

Ineligible Products

Stated Income

Borrowed Down Payment

New to Canada

Vacation/Secondary Homes

Down Payment

Down payment must be from own resources

Borrower Qualifications

Strong credit profile required

Subject rental income - 50% rental income to be used on a full rental property with 2, 3, and 4 units. (100% rental income can only be used if one unit of a two unit property will be owner-occupied)

Taxes and heat may be removed from ratios

Maximum 8 properties; including the subject

Maximum debt service ratios: GDS 39% | TDS 44%

Rental income must be confirmed with at least one of the following documents:

Valid lease agreement. If clients are month to month please provide tenant acknowledgement or 3 months bank statements confirming still active.

Fair Market Rents from an accredited appraiser of your choice

*No rate premium.