

## ONTARIO LENDING AREA

### Major Centres

- Ontario cities with a population of at least 50,000+
- 1<sup>st</sup> mortgages up to 85% LTV
- Highest LTVs offered to:
  - Borrowers with 680+ beacon scores
  - Homes in excellent, modern condition and new construction homes

### Small Town Lending Program

- Towns adjacent to thriving, major markets
- Must be a residentially zoned property located within a residential neighbourhood
- 1<sup>st</sup> mortgages up to 80-85% LTV
  - Must have municipal services
  - Less than 2 acres of property

## BRIGHTPATH PRICING

### General Pricing Guidelines:

- Pricing based on a 1<sup>st</sup> mortgage on a **FREEHOLD** property in a major centre (population 50,000+)

LTV	Rate	Fee	Beacon Required	Note
Up to 75%	9.49%	1.49%	>600	Purchase or Refi Owner Occupied or Rental Max \$2MM
Up to 80%	9.49%	1.99%	>680	Purchase or Refi Owner Occupied or Rental Max \$1.6MM
Up to 85%	9.49%	2.99%	>680	Freehold Purchases Only Owner Occupied Only Max \$1.6MM

- **CONDO PRICING:** Max 75% LTV. 9.70% + 1.99% lender fee. Min 640 beacon
- All terms are interest-only
- Standard pricing is for a 12-month closed term (2-month penalty for early payout)
- 3-month, 6-month and open terms available
- Additional risk premiums may apply for larger mortgage amounts

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\* All products and pricing are subject to change without notice

## WHAT KIND OF NICHE DEALS DO WE FUND?

NICHE AREA	REQUIREMENTS
<b>High LTV needed</b>	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> mortgages up to 85% LTV on in major cities</li> <li>• 85% on purchases / 80% on refis</li> <li>• 80+% financing requires beacon scores of 680+</li> </ul>
<b>Small Town lending</b>	<ul style="list-style-type: none"> <li>• Towns that are within 50kms of a city of 50,000+</li> <li>• Up to 80% LTV in small towns</li> </ul>
<b>No income docs required</b>	<ul style="list-style-type: none"> <li>• No TDS/GDS requirements</li> <li>• No income documentation requirements</li> </ul> <p>- 6 months bank statements are required to show payment affordability and an NOA to show taxes are filed</p>
<b>Non-traditional down payment</b>	<ul style="list-style-type: none"> <li>• Borrowed down payments are fine (not registered against the subject property)</li> <li>• Gifted funds from a non-traditional source is ok</li> </ul>
<b>Quick Closings</b>	<ul style="list-style-type: none"> <li>• Commitments typically within 24hrs</li> <li>• Quick closings available within 3 business days of being broker complete</li> </ul>
<b>Tax Arrears / Proposals</b>	<ul style="list-style-type: none"> <li>• We will payout CRA, tax arrears, property tax arrears, consumer proposals, divorce settlements</li> <li>• All outstanding balances must be included at funding</li> <li>• Max 75% LTV</li> </ul>
<b>Title in Company Name</b>	<ul style="list-style-type: none"> <li>• Personal guarantees required</li> <li>• Holding companies OK</li> </ul>