

## uDrive 1st Mortgage Rates

As at January 2025. Subject to approval and/or change without notice

### 1 year open term

0% lender fee option open after 6-months

#### up to 50% LTV

6.95% rate & 2% lender fee  
7.95% rate & 1% lender fee  
8.95% rate & 0% lender fee

#### up to 65% LTV

7.45% rate & 2% lender fee  
8.45% rate & 1% lender fee  
9.45% rate & 0% lender fee

#### up to 70% LTV

7.95% rate & 2% lender fee  
8.95% rate & 1% lender fee  
9.95% rate & 0% lender fee

#### up to 75% LTV

8.45% rate & 2% lender fee  
9.45% rate & 1% lender fee  
10.45% rate & 0% lender fee

Adjustments may be made based on use of funds, strength of borrower and location, type & condition of property

### Rate Surcharges

- Acreages: +0.50%
- Non-resident borrowers: +0.50%
- Holding Companies: +0.25%
- Rural/small towns (pop <10k): +0.25%

### General Terms

- \$345 documentation fee
- Amortization, up to 35 years
- Interest only considered up to 70% LTV
- Renewals offered to borrowers in good standing, at our 0% Lender Fee rate at the time of renewal. Renewal fee 0.25% (min \$250)

### Submissions & Inquiries

- Applications: Expert, Velocity, Finmo, Boss or Scarlett.
- Underwriting team & documents: [uDrive@threepointcapital.ca](mailto:uDrive@threepointcapital.ca)
- National Manager Broker Relations: [Loren Hawkins, loren@threepointcapital.ca](mailto:Loren.Hawkins@threepointcapital.ca)