



Up to 3% Cash Back Offer

Cash Back mortgages are for refinances, purchases and transfers.



	3 Year Fixed	5 Year Fixed*
Cash Back Options		
Rate Increase on 90 Day Fixed Regular Rate		
1 %	0.45 %	0.40 %
2 %	0.90 %	0.70 %
3 %	1.35 %	1.00 %
Payout		
Repayment Amount as % of Cash Back Amount		
1 st year from IAD	100 %	100 %
2 nd year from IAD	70 %	80 %
3 rd year from IAD	35 %	60 %
4 th year from IAD	N/A	40 %
5 th year from IAD	N/A	20 %
Available	<ul style="list-style-type: none"> • Purchase, transfer or refinance on CMHC insured mortgages. • Purchase or refinance on conventional uninsured mortgages only. 	
Payment Options	<ul style="list-style-type: none"> • Weekly, Bi-weekly, Semi-monthly, Monthly 	
Prepayment Options	<ul style="list-style-type: none"> • Up to 20% each year. 	

Cash Back Options

Rate Increase on 90 Day Fixed Regular Rate

1 %
2 %
3 %

0.45 %
0.90 %
1.35 %

0.40 %
0.70 %
1.00 %

Payout

Repayment Amount as % of Cash Back Amount

1st year from IAD
2nd year from IAD
3rd year from IAD
4th year from IAD
5th year from IAD

100 %
70 %
35 %
N/A
N/A

100 %
80 %
60 %
40 %
20 %

Available

- Purchase, transfer or refinance on CMHC insured mortgages.
- Purchase or refinance on conventional uninsured mortgages only.

Payment Options

- Weekly, Bi-weekly, Semi-monthly, Monthly

Prepayment Options

- Up to 20% each year.

June 2012

* 5 year 30 day quick close option available at 10 bps discount off rate. 30 day quick close not available on pre-approvals. Quick close only available on 5 year fixed mortgage products. Offers may change or be withdrawn at any time. Applicants must meet standard lending criteria.

If the mortgage is discharged, refinanced or transferred for any reason, the borrower must repay a portion of the cash back amount. The Cash Back Offer applies only if principal on date of advance/renewal is at least \$10,000. Limit one Cash Back Offer per mortgage term; not available on regular mortgage assumptions, "port", conversions. All mortgages are subject to approval under RMG Mortgages policy guidelines.

RMG Mortgages is a division of MCAP Financial Corporation
Ontario Mortgage Broker licence no 10600 & 10515
Ontario Mortgage Administrator licence no 11692 & 11790

www.RMGmortgages.ca
twitter: [RMGmortgages](https://twitter.com/RMGmortgages)

■ 1.866.809.5800

1201 - 3250 Bloor Street West
Toronto Ontario M8X 2X9



Broker Information Sheet Transfer-In/Switches

Broker Requirements

Upon issuance of the commitment, the underwriter will send the following documents to the Broker:

- Payout Authorization Form
- Mortgagor's Acknowledgement
- Authorization to close a Line of Credit (as applicable).

Upon receipt of the above-noted documents by the RMG Mortgages office, the file will then be transferred to our Funding Team.

The Broker is required to answer any mortgage related questions, including any of the mortgage processes as well as questions pertaining to legal documents.

Fees

RMG Mortgages will pay up to \$250 in discharge fees.

FCT Requirements

After FCT has received information from RMG Mortgages, FCT will call the customer to arrange a convenient time to sign the required documentation.

FCT will replace the follow-up process that the Brokers were previously responsible for, working with the RMG Mortgages Funding Team. This will not include managing the customer's expectations and questions. The FCT Remote Signor will also be responsible for arranging a second customer appointment if there are any documents that are missing or have been filled out incorrectly.

Funding the Files

The funds are disbursed directly to FCT, then forwarded to the existing mortgage holder. Should there be a delay in the funding date (outside of our payout statement date), RMG Mortgages will deduct per diems from the customer's account via a one-time EFT payment. Per diem is the daily interest charged on a customer's current mortgage balance.

Taxes and Penalties

Any payout penalties are the responsibility of the customer and RMG Mortgages requires the funds to be in the form of a certified cheque or money order. The remote signor will collect these outstanding funds at the time of the customer's appointment.

Please see the attached document regarding the five property tax options that are available to the customer. Please have your customer sign and return the Property Tax Option document to RMG Mortgages in order for us to implement the customer's selected tax option.

Service Level Agreement

Our commitment to our brokers/customers is to process mortgages that are transferred in from another lender within a three-week turnaround time (with the dependency that all appropriate documentation and information is provided as required, with alignment of the schedules of all parties involved.)

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Owner-Occupied with Rent from Suite	GENWORTH (<u>Unauthorized</u> suites OK)	CMHC (<u>Legal</u> suites ONLY)
<p>Ex. Basement suite, duplex income etc. <u>We do not lend on pure rentals.</u></p> <p>Verification: Rents to be verified by lease agreements (or economic rent letter if lease not available).</p>	<p><u>Conventional deals:</u></p> <ul style="list-style-type: none"> 80% Rental true offset may be used as follows: $\text{TDS} = \frac{\text{PIT} - (\text{Gross Rents} \times 80\%) + \text{Other Liabilities}}{\text{Gross Annual Income}}$ <p><u>High Ratio:</u></p> <ul style="list-style-type: none"> 100% of Rental Income ADDED BACK to gross income (1-2 units in GVRD and Greater Victoria only, 50% for elsewhere). $\text{TDS} = \frac{\text{PI} + \text{Other Liabilities}}{100\% \text{ Rent} + \text{Gross Annual Income}}$	<p><u>High Ratio and Conventional:</u></p> <ul style="list-style-type: none"> 50% of Rental Income ADDED BACK to gross income. $\text{TDS} = \frac{\text{PIT} + \text{All other Liabilities}}{(\text{Rent} \times 50\%) + \text{All other Income}}$
Non-Subject / Existing Rentals	GENWORTH	CMHC
<p><i>→ if owned <2 years</i></p> <p>Verification: Rents to be verified by lease agreements (or economic rent letter if lease not available).</p>	<p><u>Conventional deals:</u></p> <ul style="list-style-type: none"> Use 'Net Rents' = Rent X 80% - PIT(of rental) $\text{TDS} = \frac{\text{PIT}(\text{of subject}) + \text{Other Liabilities}}{\text{Net Rents} + \text{all other income}}$ <p><u>High Ratio</u></p> <ul style="list-style-type: none"> 50% of Rental Income ADDED BACK to gross income. 100% of PITH (and condo fees if applicable) added to liabilities in TDS calculation. 	<p><u>High Ratio and Conventional:</u></p> <ul style="list-style-type: none"> Calculate 'Net Rents' to be added to or subtracted from gross income. May grossed up by 15% if positive, gross down by 15% if negative. $\text{TDS} = \frac{\text{PIT} + \text{All other Liabilities}}{\text{Net Rents} + \text{All other Income}}$ <p><u>Single detached up to 4 units</u> 'Net Rents' = Rent X 80% - PITH</p> <p><u>Multi-Units and Condos</u> 'Net Rents' = Rent X 95% - PI - Strata Fees</p>
<p><i>→ if owned > 2 years</i></p> <p>Verification: Rents to be verified via net income from T1 generals, otherwise by lease agreements, or market rents.</p>	<p><u>FOR BOTH CMHC AND GENWORTH:</u></p> <ul style="list-style-type: none"> 2 year average net rent from T1 Generals OR line 126 from NOAs ADDED BACK to gross income. May gross up by 15% if positive, gross down by 15% if negative. DO NOT add PITH or other rental expenses to liabilities in TDS calculation. If you cannot prove via T1 generals you may add 50% back to gross income, and must include PI for Genworth or PIH for CMHC to liabilities on TDS calculations. 	