



BROKER HIGH NET WORTH OWNER OCCUPIED GUIDELINES

PRODUCT	Income Qualified	Over 50% Verified NOA Income (Stated Income)
	Affluent Conventional 700 / 20%	Affluent Equity 700 / 20%
Purpose	Purchase / Refinance	Purchase / Refinance
Mortgage Amount	Min. \$ 100,000 Max. \$4,000,000	Min. \$ 100,000 Max. \$4,000,000
LTV	Sliding scale: 75% of the first \$3,000,000; 50% of balance thereafter.	Sliding scale: 65% of the first \$3,000,000; 50% of balance thereafter
Amortization Maximum	Up to 35 years	Up to 30 years
Debit Servicing	GDS 39%; TDS 44%	GDS 39%; TDS 44%
Credit Score Minimum	700	700
Pricing Base Must have verified Investible Assets at 20% of loan request in addition to transaction equity	Best Rate	Best Rate + 0.45%
Pricing (+) Amortization	26 – 30 Years Add 0.10% 31 – 35 Years Add 0.25%	26 – 30 Years Add 0.10%
Fees		May Apply
Borrower Qualification	Two years of NOA's and one year T1 General, job letter, paystubs or financial statements	Two years of NOA's and one year of T1 General or financial statements
Rental Offset	90% Suite offset	90% Suite offset

- Underwriters must be satisfied that borrower has the financial means to support the debt servicing requirements
- **Two valid trade lines, active for one year minimum
- **Refinances following the first year, within the 2nd and 3rd year, maximum 65% LTV**
- **Investible Assets – Term Deposits greater than 6 months, RRSPs, Mutual Funds, Liquid Stocks, Bonds**