

Underwriting Guidelines

Insured and Conventional Mortgages

Insured	Eligible properties	Available programs	
CMHC	<ul style="list-style-type: none"> Owner-occupied Rental properties 2 – 4 units 	<ul style="list-style-type: none"> New construction or existing Second/Vacation home 	Purchase, Portability, Improvement – Home Renovation and Purchase, Self-Employed (fully verifiable), Income Property, Newcomers. For more information visit CMHC.ca
Sagen	<ul style="list-style-type: none"> Owner-occupied Rental properties 2 – 4 units 	<ul style="list-style-type: none"> New construction or existing Second/Vacation home 	Homebuyer 95 ¹ Purchase Plus Improvements, Portability Feature, Family Plan, Investment Property, New to Canada Program, Business for Self (ALT A). For more information visit sagen.ca

Product	Type	Max. # of units	Lending areas and loan amounts	Income type	Max loan to value (LTV)	Min. credit score ²	Max GDS/TDS	Maximum amortization	Terms	Additional requirements/features
Residential, owner occupied	Conventional	1 - 4 units	Contact your Business Development Manager for more information.	Fully verifiable	Up to 80% Purchase and Refinance	600	39%/44%	Up to 30 years	Fixed: 1 - 5, 7 and 10-year closed VRM: 3 and 5-years	<ul style="list-style-type: none"> Rate hold: Purchase – 120 days, Refinance – 60 days Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly & bi-weekly VRM may convert into a fixed rate mortgage at any time, for a fixed term equal to or longer than what is remaining Lower credit scores may be considered on a case by case basis
	Insured	1 - 4 units		Fully verifiable	Up to 95% Purchase ¹	600 (95% LTV Purchase)	39%/44%	30 years	Fixed: 1 - 5, 7 and 10-year closed VRM: 3 and 5-years	<ul style="list-style-type: none"> Lower credit scores may be considered on a case by case basis
Rental	Conventional	1 - 4 units		Fully verifiable	Up to 80% Purchase and Refinance	600	39%/44%	25 years	Fixed: 1 - 5, 7 and 10-year closed VRM: 3 and 5-years	<ul style="list-style-type: none"> Rate hold: Purchase – 120 days, Refinance – 60 days Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly & bi-weekly VRM may convert into a fixed rate mortgage at any time, for a fixed term equal to or longer than what is remaining Lower credit scores may be considered on a case by case basis
	Insured	2 - 4 units		Fully verifiable	Up to 80%	600	39%/44%	25 years	Fixed: 1 - 5, 7 and 10-year closed VRM: 3 and 5-years	<ul style="list-style-type: none"> Lower credit scores may be considered on a case by case basis
Vacation/ secondary home	Conventional	Single unit only		Fully verifiable	Up to 75% Purchase and Refinance	600	39%/44%	Up to 25 years	Fixed: 1 - 5, 7 and 10-year closed	<ul style="list-style-type: none"> Rate hold: Purchase – 120 days, Refinance – 60 days Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly & bi-weekly
	Insured	Single unit only		Fully verifiable	Up to 95% Purchase	≥ 600: 95% Purchase	39%/44%	Up to 25 years	Fixed: 1 - 5, 7 and 10-year closed	<ul style="list-style-type: none"> Lower credit scores may be considered on a case by case basis



Product	Type	Max. # of units	Lending areas and loan amounts	Income type	Max loan to value (ltv)	Min. credit score ²	Max GDS/TDS	Maximum amortization	Terms	Additional requirements/features
Home Equity Line of Credit	Conventional	Owner - occupied 1 - 4 units	Contact your Business Development Manager for more information.	Fully verifiable	Up to 65%	650	39%/44%	N/A	N/A	<ul style="list-style-type: none"> • Payment frequencies: monthly interest only • Qualified using greater of mortgage line of credit reference rate + 2% or Prescribed 5 year rate over 25-year amortization • Access to funds: Debit Card and On-line Banking
Homeowner's Kit³	Conventional	Owner - occupied 1 - 4 units		Fully verifiable	Up to 80% Purchase and Refinance (Line of Credit up to 65% LTV)	650	39%/44%	Fixed Portion: Up to 30 years	Fixed: 1 - 5, 7 and 10-year closed VRM: 3 and 5 years	<ul style="list-style-type: none"> • Rate hold: Purchase — 120 days, Refinance — 60 days • Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly & bi-weekly, HELOC monthly interest only • Registered for value of property • Homeowner's Kit: Up to 3 mortgages and 3 HELOCs • Re-advanceable without legal fees up to the registered amount if value is higher at time of re-advance • Qualified using greater of mortgage line of credit reference rate + 2% or Prescribed 5 year rate over 25-year amortization • HELOC Access to funds: debit card and online banking

For more information, contact your Business Development Manager or visit b2bbank.com/brokermortgages.

¹Insured mortgages over \$500,000 and up to \$1 million require a down payment of 5% on the first \$500,000 and 10% on any amount over \$500,000 and up to \$1 million. See insurer product guidelines for specific down payment requirements as they may vary by product and program. For additional information regarding the eligibility requirements of the Homebuyer 95 Program, visit [Sagen](#). All mortgages are subject to credit approval. Certain conditions apply. ²Debt service flexibilities are based on an assessment of the strength of the overall application. Satisfying the minimum credit score alone does not automatically entitle the borrower to debt service flexibilities. Additional information and documentation may be requested at B2B Bank's sole discretion for the approval of the loan. ³Homeowner's Kit is a single lending solution that brings together two credit products: a mortgage and a re-advanceable home equity line of credit. B2B Bank reserves the right to restrict approvals on applications that do not meet the Office of the Superintendent of Financial Institutions' (OSFI) defined Loan to Income (LTI) ratio. All mortgages are funded by, registered in the name of, and administered and serviced by B2B Bank. ⁴B2B BANK is a registered trademark of B2B Bank. ⁵HOMEOWNER'S KIT is a registered trademark of Laurentian Bank of Canada. B2B Bank is a subsidiary of Laurentian Bank of Canada.

