

# Rental Property

## Insured, Conventional and Alternative Mortgages

Owning a rental property is a strategic investment for many Canadians. Qualified clients could realize benefits including positive cash flow, debt reduction and asset value appreciation.

### 1. Solutions

B2B Bank can help you find the right mortgage solution for your clients' rental property.

	Insured	Conventional	Alternative Conforming	Alternative Non-Conforming
<b>Property type</b>	2 – 4 units	1 – 4 units	1 – 4 units	1 – 4 units
<b>Lending areas and loan amounts</b>	Contact your <b>Business Development Manager</b> for more information.			
<b>LTV<sup>1</sup></b>	Up to 80%	Up to 80%	Up to 75%	Up to 65%
<b>Max. amortization<sup>1</sup></b>	25 years	25 years	25 years	25 years
<b>Min. credit score<sup>1</sup></b>	600	620	600	540
<b>Max. GDS/TDS<sup>2</sup></b>	39%/44%	39%/44%	680+ 39%/44% <680 35%/42%	TDS 42%
<b>Premiums and fees</b>	N/A	N/A	Lender fee may apply for lower beacon scores.  Lender fee will be the greater of \$750 or 1%	Lender fee may apply for lower beacon scores.  Lender fee will be the greater of \$750 or 1%

Note: Rental mortgages may have rate premiums applied.

### 2. Value-added features and options

#### Pre-payment privileges<sup>2</sup>

- Increase payments by up to 15% once per calendar year<sup>2</sup>
- Pre-pay up to 15% of original principal once per calendar year
- Sagen and CMHC insured product options

**Notes**

- All properties must be legal rental units.
- Student rentals, time share properties, including condo hotels, and short term rentals are not eligible.
- Subject property is either owner occupied with a legal suite or a full rental property.
- 50% of gross rental income from the subject rental property to be added to eligible income (excluding property tax and utilities).

- **Non-subject rental properties:**

Rental income x 80%

Less: 100% P&I

Less: 100% property tax

Less: 50% condo fees

**Surplus or deficit**

Any remaining surplus is added to income. Any deficit is added to the liabilities.

B2B Bank works for brokers by providing dedicated local support and national coverage. With our knowledgeable national Business Development Team, experienced credit managers and competitive compensation, you have access to an impressive range of mortgage solutions.

For more information please contact your Business Development Manager or visit [b2bbank.com/brokermortgages](https://b2bbank.com/brokermortgages).

<sup>1</sup>Debt service flexibilities, LTVs offered and amortization options are based on the assessment of the strength of the application. Satisfying the minimum credit score requirement alone does not automatically entitle the borrower to maximum LTV and amortization options or debt service flexibilities. Additional information and documentation may be requested at B2B Bank's sole discretion for the approval of the loan. <sup>2</sup>The pre-payment privilege is non-cumulative and is available after the first anniversary of the mortgage. Additional conditions to the pre-payment privilege may apply. 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, administered and serviced by B2B Bank. B2B BANK and BANKING THAT WORKS FOR BROKERS are registered trademarks of B2B Bank. Additional conditions to the pre-payment privilege may apply. B2B Bank is a subsidiary of Laurentian Bank of Canada.