

Expanded and Alternative Mortgages

NEW Expanded Mortgages									
PRODUCT	ELIGIBLE PROPERTIES	LOAN AMOUNTS	INCOME VERIFICATION	MAX LOAN-TO-VALUE (LTV) ¹	MIN. CREDIT SCORE ¹	MAX GDS/TDS	MAXIMUM AMORTIZATION	TERMS	ADDITIONAL REQUIREMENTS/FEATURES
BUSINESS FOR SELF (BFS) EXPANDED	Owner occupied 1 - 2 units	\$50,000 up to \$1,000,000 Max equity withdrawal up to \$200,000	<ul style="list-style-type: none"> Flexible documentation Letter of Attestation of Income Business bank statements for most recent 12 months Recent NOA (confirming no tax arrears) Documentation is required upfront 	Up to 80%	580	35%/42% ≥ 680 = 39%/44%	Up to 35 years	<ul style="list-style-type: none"> 6 months closed 6 months convertible 6 months open 1-year open 1 - 5, 7 and 10-year closed 	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis Minimum 2 years in business
BFS — NEW PROFESSIONAL	Owner occupied 1 - 2 units	\$50,000 up to \$1,000,000 Max equity withdrawal up to \$200,000	<ul style="list-style-type: none"> Flexible documentation Letter of Attestation of Income Confirmation of professional accreditation Recent NOA (confirming no tax arrears) Documentation is required upfront 	Up to 80%	580	35%/42% ≥ 680 = 39%/44%	Up to 35 years	<ul style="list-style-type: none"> 6 months closed 6 months convertible 6 months open 1-year open 1 - 5, 7 and 10-year closed 	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis
VACATION/ SECONDARY HOME	Owner occupied Max 1 unit	\$50,000 up to \$300,000 Max equity withdrawal up to \$50,000	<ul style="list-style-type: none"> Verifiable Income BFS — Expanded BFS — New Professional 	Up to 65%	620	35%/42% ≥ 680 = 39%/44%	Up to 35 years	<ul style="list-style-type: none"> 6 months closed 6 months convertible 6 months open 1-year open 1 - 5, 7 and 10-year closed 	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis
RENTAL	Non-owner occupied 1 - 2 units	\$75,000 up to \$500,000 Max equity withdrawal up to \$25,000	<ul style="list-style-type: none"> Verifiable Income BFS — Expanded Full Doc BFS — New Professional 	Up to 75%	650	35%/42% ≥ 680 = 39%/44%	Up to 35 years	<ul style="list-style-type: none"> 6 months closed 6 months convertible 6 months open 1-year open 1 - 5, 7 and 10-year closed 	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis
SECONDARY INCOME QUALIFIER (SIQ)	Owner occupied 1 - 2 units	\$50,000 up to \$1,000,000 Max equity withdrawal up to \$200,000	<ul style="list-style-type: none"> Verifiable Income Secondary income (documentation requirements vary depending on deal specifics) 	Up to 80%	580	35%/42% ≥ 680 = 39%/44%	Up to 35 years	<ul style="list-style-type: none"> 6 months closed 6 months convertible 6 months open 1-year open 1 - 5, 7 and 10-year closed 	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis

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¹Debt 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. ²Standard rate hold for purchase is 90 days; premium applies for rate hold up to 120 days. All mortgages are subject to credit approval. Certain conditions apply. 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.

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NEW Alternative Underwriting Guidelines									
PRODUCT	ELIGIBLE PROPERTIES	LOAN AMOUNTS	INCOME VERIFICATION	MAX LOAN-TO-VALUE (LTV)	MIN. CREDIT SCORE ¹	MAX GDS/TDS	MAXIMUM AMORTIZATION	TERMS	ADDITIONAL REQUIREMENTS/FEATURES
EQUITY 50	Owner occupied 1 - 2 units	\$50,000 up to \$400,000	Verifiable or BFS (verbal, not confirmed)	Up to 50%	660	N/A	Up to 30 years Up to 35 years for 5-year terms only	1 - 5-year closed 3 and 5-year VRM	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days Properties must be in an urban location and move-in ready No previous bankruptcies Must have positive net worth No income tax arrears
EQUITY 65	Owner occupied 1 - 2 units	\$50,000 up to \$400,000	Verifiable or Verifiable BFS (standard proof of income)	Up to 65%	660	NA/50% or NA/65% Net worth must be 1.5x loan amount with confirmation required	Up to 30 years Up to 35 years for 5-year terms only	1 - 5-year closed 3 and 5-year VRM	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days Properties must be in an urban location and move-in ready No previous bankruptcies Must have positive net worth No income tax arrears
CREDIT REBUILD	Owner occupied 1 - 2 units	\$50,000 up to \$750,000 BFS Stated for credit score < 600: up to \$500,000 Max equity withdrawal up to \$100,000 for credit score ≥ 600	Verifiable or BFS Stated > 2 years	Up to 65%	540	NA/45% BFS Stated for credit score < 600: NA/42% Bankruptcy discharged less than 2 yrs: NA/40%	Up to 35 years BFS Stated credit score < 600: Up to 25 years	1 - 5-year closed	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed case by case, based on length of time from bankruptcy discharge and credit score Bankruptcy discharged 2 years with re-established credit Bankruptcy discharged between 1-2 years with re-established credit Bankruptcy discharged less than 1 year with re-established credit
SECONDARY INCOME QUALIFIER (SIQ)	Owner occupied 1 - 2 units	\$50,000 up to \$750,000 BFS Stated for credit score < 600: up to \$500,000 Max equity withdrawal up to \$100,000 for credit score ≥ 600	Verifiable Secondary income (documentation requirements vary depending on deal specifics)	Up to 65%	540	NA/45% BFS Stated for credit score < 600: NA/42%	Up to 35 years BFS Stated credit score < 600: Up to 25 years	1 - 5-year closed	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis
BFS > 2 YEARS	Owner occupied 1 - 2 units	\$50,000 up to \$750,000 BFS Stated for credit score < 600: up to \$500,000 Max equity withdrawal up to \$100,000 for credit score ≥ 600	Verifiable or Stated	Up to 65%	540	NA/45% BFS Stated for credit score < 600: NA/42%	Up to 35 years BFS Stated credit score < 600: Up to 25 years	1 - 5-year closed	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis
BFS < 2 YEARS	Owner occupied 1 - 2 units	\$50,000 up to \$500,000 Max equity withdrawal up to \$50,000	BFS Stated	Up to 65%	540	45%/50%	Up to 35 years	1 - 5-year closed	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 30 days LTV is assessed on a case by case basis Loan amount may vary based on lower credit score, property location or property type
RENTAL	Non-owner occupied 1 - 4 units verifiable 1 - 2 units BFS Stated	\$75,000 up to \$500,000 Max equity withdrawal up to \$50,000 BFS Stated up to \$25,000	Verifiable or BFS Stated > 2 years	Up to 65%	580 Verifiable 650 BFS Stated	NA/42% Also BFS Stated min DCR .75x	Up to 25 years	1 - 5-year closed	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis 80% rental offset available if subject property is the rental Properties must be in an urban location
VACATION/ SECONDARY HOME	Owner occupied 1 unit only	\$50,000 up to \$300,000 Max equity withdrawal up to \$50,000	Verifiable or BFS Stated > 2 years	Up to 65% BFS Stated up to 60%	620	NA/45%	Up to 35 years	1 - 5-year closed	<ul style="list-style-type: none"> Rate hold: Purchase — 120 days²; Refinance — 60 days LTV is assessed on a case by case basis

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