

Conventional Broker Mortgages

The Homeowner's Kit is a smart and flexible financing solution for all your clients' borrowing needs, through all their life stages. The Homeowner's Kit brings together two credit products — a mortgage and a re-advanceable Home Equity Line of Credit (HELOC) — into one, easy-to-use lending solution.¹

OVERVIEW

Terms

Mortgage

- **Fixed** terms of 6 months, 1 - 5 years, 7 and 10 years
- **Open** terms of 6 months and 1 year
- **Convertible** term of 6 months
- **Variable** terms of 3 and 5 years

HELOC

- Revolving

Eligible properties

- 1 - 4 units
- Owner-occupied (primary residence)

Payment frequencies

- **Mortgage:** Monthly, weekly, bi-weekly, accelerated weekly, accelerated bi-weekly
- **HELOC:** Monthly, interest only

Pre-payment privileges

Mortgage portion only

- Increase payments by up to 15% once per calendar year²
- Pre-pay up to 15% of original principal once per calendar year

Maximum amortization

- Conventional mortgage portion: 30 years

Loan amounts

- \$50,000 - \$750,000

Local support. National coverage. At B2B Bank, you'll find a knowledgeable National Business Development team, experienced credit managers, competitive compensation and an impressive range of mortgage solutions. To us, that's what **banking that works for brokers** is all about.

For more information, please visit b2bbank.com/brokermortgages or contact us at **1.800.263.8349**.

COMPLEMENTARY SOLUTIONS

- Purchase
- Refinance

Exclusions

- Rental
- Vacation/Secondary Home
- Purchase Plus Improvements

CREDIT GUIDELINES

- **Min credit score:** 650
- **Max LTV:** 80% (maximum 65% for HELOC portion)
- **Max GDS/TDS³:** <680 - 35% / 42%,
≥680 - 39% / 44%
- **HELOC:** Borrower must qualify using greater of mortgage line of credit reference rate + 2% OR prescribed applicable rate for mortgage qualification, payment calculated using a 25 year amortization

VALUE-ADDED FEATURES, OPTIONS AND ALTERNATIVES

- Can be registered for the full appraised value of the home, not just the credit limit originally issued
- Up to three different mortgage terms
- Up to three different lines of credit
- No fee re-advancement
- Online view only account details for mortgage portion
- HELOC funds accessible through debit, ABM, telephone, online banking and cheque
- First 50 cheques are free

¹Registered as a single collateral charge. ²This pre-payment privilege is non-cumulative and is available after the first anniversary of the mortgage. ³The GDS/TDS ratios are calculated assuming 100% utilization of the requested credit limit for the revolving portion in addition to the total fixed mortgage portion. The payment equivalent utilized for qualifying purposes is based on the applicable 5-year Qualifying rate at the time of application based on a 25-year amortization. This product cannot be used in lieu of construction or bridge financing. 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. [®]HOMEOWNER'S KIT is a registered trademark of Laurentian Bank of Canada.