

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.

SOLUTIONS

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

	Insured	Conventional	Alternative
Property type	2 – 4 units	1 – 4 units	1 – 4 units
Loan amounts	2 – 4 Units — \$50,000 – \$500,000 VRM: Minimum \$75,000	1 – 2 units — \$50,000 – \$500,000 3 – 4 units — \$75,000 – \$500,000 VRM: Minimum \$75,000	\$75,000 – \$500,000
LTV¹	Up to 80%	Up to 80%	Up to 80%
Max. amortization¹	25 years	25 years	25 years
Min. credit score¹	680	620	580
Max. GDS/TDS²	< 680 = 35%/42% ≥ 680 = 39%/44%	< 680 = 35%/42% ≥ 680 = 39%/44%	< 680 = 35%/42% ≥ 680 = 39%/44%

Value-added features and options

Pre-payment privileges

- Increase payments by up to 15% once per calendar year²
- Pre-pay up to 15% of original principal once per calendar year
- Genworth and CMHC insured product options
- Look Back Rate Guarantee: Purchase – 120 days, refinance – 60 days
- Portability

Notes

- All properties must be legal rental units.
- Student rentals, time share properties, including condo hotels, and short term rentals are not eligible.
- 50% of the rental income can be added to the total income. Property tax and heating costs are excluded from the debt ratio calculation. 50% of applicable condo fees is included in debt ratio calculations.

Eligible properties

- Move-in ready
- Must be suitable for year-round occupancy
- On municipal water/sewage or well/septic
- Must have permanent heating source
- Acceptable lending location

Rental mortgages may have rate premiums applied

Alternative lender fee	Up to 1%
Alternative commitment fee	Greater of \$750 or 1%

Ineligible properties

- Mobile homes
- Log home
- Historical or heritage homes
- Converted properties
- Boarding houses/rooming homes
- Rental pools
- Condo hotels
- Co-operative housing
- Commercial/industrial properties
- Agricultural properties

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 visit b2bbank.com/mortgages or contact us at **1.800.263.8349**.

¹Debt 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. Some parameters, such as LTV, may differ for AB, SK and NL. ²The pre-payment privilege is non-cumulative and is available after the first anniversary of the mortgage. 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.

