

## Insured and Conventional Mortgages

Insured	Eligible properties	Available programs
CMHC	Owner-occupied Rental properties 2 – 4 units New construction or existing	Purchase, Portability, Improvement — Home Renovation and Purchase, Self-Employed (fully verifiable), Income Property For more information visit <a href="http://CMHC.ca">CMHC.ca</a>
Genworth		Homebuyer 95' Purchase Plus Improvements, Portability Feature, Family Plan, Investment Property For more information visit <a href="http://genworth.ca">genworth.ca</a>

Product	Type	Max. # of units	Loan amounts	Income type	Max loan to Value (LTV)	Min. Credit score <sup>2</sup>	Max GDS/ TDS	Maximum Amortization	Terms	Additional requirements/features
Residential, owner occupied	Conventional	1 - 4 units	<b>Fixed:</b> \$50,000 - \$1,000,000 <b>VRM:</b> minimum \$75,000	Fully verifiable	Up to 80% Purchase and Refinance	600	< 680 = 35%/42% ≥ 680 = 39%/44%	Up to 35 years	<b>Fixed:</b> 6 months closed, convertible or open 1-year open 1 - 5, 7 and 10-year closed <b>VRM:</b> 3 and 5-years	<ul style="list-style-type: none"> <li>Rate hold: Purchase — 120 days, Refinance — 60 days</li> <li>Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly &amp; bi-weekly</li> <li>VRM may convert into a Fixed rate mortgage at any time</li> <li>650+ Credit Score required for VRM</li> <li>Lower credit scores may be considered on a case by case basis</li> </ul>
	Insured	1 - 4 units	<b>Fixed:</b> \$50,000 - \$1,000,000 <b>VRM:</b> minimum \$75,000		Up to 95% Purchase <sup>1</sup>	600 (95% LTV Purchase)		25 years		
Rental	Conventional	1 - 4 units	<b>Fixed:</b> 1 - 2 units — \$50,000 - \$500,000 3 - 4 units — \$75,000 - \$500,000 <b>VRM:</b> minimum \$75,000	Fully verifiable	Up to 80% Purchase and Refinance	Fixed (1 - 2 units): 620 Fixed (3 - 4 units): 650 Variable: 650	< 680 = 35%/42% ≥ 680 = 39%/44%	25 years	<b>Fixed:</b> 6 months closed, convertible or open 1-year open 1 - 5, 7 and 10-year closed <b>VRM:</b> 3 and 5 years	<ul style="list-style-type: none"> <li>Rate Hold: Purchase — 120 days, Refinance — 60 days</li> <li>Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly &amp; bi-weekly</li> <li>VRM may convert into a Fixed rate mortgage at any time</li> <li>Lower credit scores may be considered on a case by case basis</li> </ul>
	Insured	2 - 4 units	<b>Fixed:</b> 2 - 4 Units — \$50,000 - \$500,000 <b>VRM:</b> minimum \$75,000		Up to 80%	680				
Vacation/ secondary home	Conventional	Single unit only	\$75,000 - \$300,000	Fully verifiable	Up to 75% Purchase and Refinance	620	< 680 = 35%/42% ≥ 680 = 39%/44%	Up to 25 years	<b>Fixed:</b> 6 months closed, convertible or open 1-year open 1 - 5, 7 and 10-year closed	<ul style="list-style-type: none"> <li>Rate hold: Purchase — 120 days, Refinance — 60 days</li> <li>Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly &amp; bi-weekly</li> <li>Lower credit scores may be considered on a case by case basis</li> </ul>
	Insured		\$50,000 - \$300,000		Up to 90% Purchase	≥ 600: 90% Purchase				
Home Equity Line of Credit					Up to 65%			N/A	N/A	<ul style="list-style-type: none"> <li>Payment frequencies: monthly interest only</li> <li>Qualified using greater of mortgage line of credit reference rate + 2% or Prescribed 5 year rate over 25-year amortization</li> <li>Access to funds: Debit Card and On-line Banking</li> </ul>
Homeowner's Kit <sup>3</sup>	Conventional	Owner - occupied 1 - 4 units	\$50,000 - \$750,000		Up to 80% Purchase and Refinance (Line of Credit up to 65% LTV)	650		<b>Fixed Portion:</b> Up to 30 years	<b>Fixed:</b> 6 months closed, convertible or open 1-year open 1 - 5, 7 and 10-year closed <b>VRM:</b> 3 and 5 years	<ul style="list-style-type: none"> <li>Rate hold: Purchase — 120 days, Refinance — 60 days</li> <li>Payment frequencies: weekly, bi-weekly, monthly, accelerated weekly &amp; bi-weekly, HELOC monthly interest only</li> <li>Registered for value of property</li> <li>Homeowner's Kit: Up to 3 mortgages and 3 HELOCs</li> <li>Re-advanceable without legal fees up to the registered amount if value is higher at time of re-advance</li> <li>Qualified using greater of mortgage line of credit reference rate + 2% or Prescribed 5 year rate over 25-year amortization</li> <li>HELOC Access to funds: debit card and online banking</li> </ul>

**1.800.263.8349** or visit [b2bbank.com/brokermortgages](http://b2bbank.com/brokermortgages)

<sup>1</sup>Insured 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. All mortgages are subject to credit approval. Certain conditions apply. <sup>2</sup>Debt 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. <sup>3</sup>Homeowner's Kit is a single lending solution that brings together two credit products: a mortgage and a re-advanceable home equity line of credit. All mortgages are funded by, registered in the name of, and administered and serviced by B2B Bank. <sup>4</sup>B2B BANK is a registered trademark of B2B Bank. <sup>5</sup>HOMEOWNER'S KIT is a registered trademark of Laurentian Bank of Canada.

