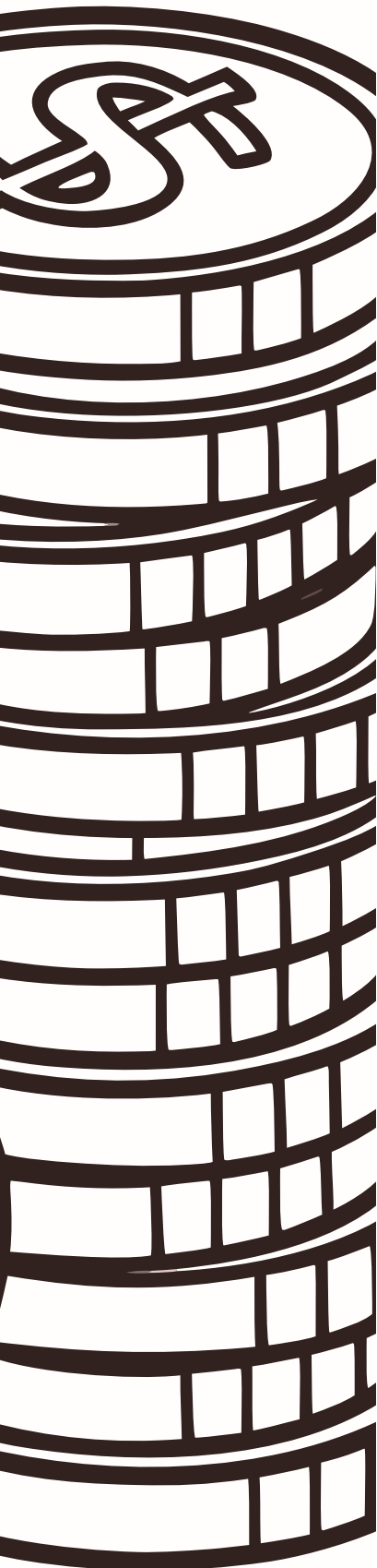




SECOND MORTGAGE ALT- A PROGRAM

We cover the broker compensation



Close Deals Without Selling a Fee

No awkward fee conversations.
Your brokerage gets paid after
funding.



No Lender Fee

Your client gets transparent
pricing, and you still earn a fee of
75 basis points.



2-Year Closed Term

Simple structure with a 3-month
interest prepayment penalty.



Competitive Pricing

Up to 75% LTV owner-occupied;
65% condos/rentals; rates can be
bought down to a maximum
lender fee of 2%



Fast Approvals

Broker-first service across BC, AB, ON

Neighbourhood Holdings is licensed as a Mortgage Administrator (NS #2025-3000660, ON #13679), Lender (NS #2025-3000354), and Brokerage (ON #13753).

Rates and Terms

2-Year Closed Term			No Lender Fee
Early payout available with a 3-month interest prepayment penalty			
LTV / Beacon	660+	600-659	500-599
50%	10.05%	10.75%	11.85%
60%	10.15%	10.75%	12.40%
65%	10.25%	10.75%	12.70%
70%	10.73%	11.20%	Not Applicable
75%	11.15%	11.58%	Not Applicable

Broker Compensation

All terms and LTVs pay a finder's fee of 75 basis points. No awkward fee conversations. Your brokerage gets paid after funding.

❏ Each file is reviewed based on its attributes and subject to final approval by the lending committee. Loan policies and rates may change without notice.

Interest rates are compounded monthly, not in advance. All content is subject to change without notice. Terms and conditions apply. Final approval is at the sole discretion of the lending committee. Rates displayed are variable with a floor rate — defined as the greater of the quoted interest rate or prime plus a spread. The floor rate represents the minimum interest rate chargeable, regardless of any decreases in the prime rate. Fixed rates are available - see premiums.



Deal-Dependent Premiums & Requirements

Property-Specific	Temporary Resident	Circumstantial
+0.50% for rental/investment properties	+0.50% for borrowers with valid work/study permits residing in Canada, exempt from the foreign buyer ban	+0.25% for private mortgage payouts (max 65% LTV, institutional private lenders only, e.g. MICs/MIEs)
+1.00% for minor renovations (max 65% LTV)		
+1.75% for small cities (population <75,000)		+0.50% for fixed interest rate

Existing 1st Mortgage Requirements

- First mortgage interest must not exceed 6%.
- First mortgage balance must not exceed \$1,000,000.
- No reverse/interest-accruing firsts.
- No private-lender firsts.

 Eligible Properties	 Loan Purpose	 Loan Parameters
Single-family homes, duplexes, townhouses, condos (max 65% LTV), and multiplexes (max 4 units). No land, commercial, construction.	Purchases, refinances, equity take-out, bridge financing, title transfers, and minor renovations to max 65% LTV; cosmetic only (no structural).	\$75K-\$500K loan amounts. Interest-only or up to 40-year amortization. 90-day rate guarantee. \$295 flat renewal fee.

 Documentation	 Submission
Mandatory appraisals for all applications. Stated income declaration signed at borrower's lawyer or notary. No max GDS/TDS.	Submit electronically through Filogix, Finmo, Velocity, or MortgageBOSS for fast processing and approval.

 Title Insurance required with Second Mortgage Endorsement; add Extended Super Priority Lien, Well/Septic endorsements where applicable.



Ready to connect?

Let's talk. Our Regional Managers are here to help.

Contact Your Regional Manager

neighbourhood.com/brokers/contact

Neighbourhood Holdings is licensed as a Mortgage Administrator (NS #2025-3000660, ON #13679), Lender (NS #2025-3000354), and Brokerage (ON #13753).

