

Bridge Financing

Neighbourhood Holdings offers bridge financing as a short-term lending solution that allows homeowners to unlock equity from an existing property to complete a new purchase or execute a time-sensitive real estate strategy — without requiring a firm sale.

Starting Rate:
4.99% · 1% lender fee

6-Month Bridge

- Pay out or pay down the day the sale closes. No prepayment penalty, no notice period.
- Interest-only payments for the full term.

Lending Guidelines

Security

- The mortgage is registered over both properties.
- Discharge of the property is conditional on 100% of net sale proceeds (after standard selling costs, e.g. realtor commissions, legal fees) being applied toward the mortgage.

Eligible Properties

Single-Family Homes

Semi-Detached Homes

Townhouses/Rowhouses

Apartment Condos

Multiplexes (up to 4 units)

Key Underwriting Considerations

To ensure responsible lending and smooth approvals, we require:

Property Intent Confirmation

- The existing property must be listed for sale or already sold. A firm sale is not required.

Full Appraisal

- Required on all properties. Pre-sales are valued at the lower of appraised value or purchase price.

Pricing Grid

6-Month Open Term • 1% Lender Fee

BEACON / LTV	50%	60%	65%	70%	75%
1ST ON BOTH PROPERTIES					
660+	4.99%	5.30%	5.40%	5.87%	6.28%
600 – 660	5.95%	5.95%	5.95%	6.38%	6.76%
500 – 599	7.15%	7.75%	8.10%	—	—
1ST ON PURCHASE, 2ND ON SALE (NOT APPLICABLE IN NS)					
660+	5.74%	6.05%	6.15%	6.62%	7.03%
600 – 660	6.70%	6.70%	6.70%	7.13%	7.51%
500 – 599	7.90%	8.50%	8.85%	—	—
2ND ON BOTH PROPERTIES (NOT APPLICABLE IN NS)					
660+	7.99%	8.30%	8.40%	8.87%	9.28%
600 – 660	8.95%	8.95%	8.95%	9.38%	9.76%
500 – 599	10.15%	10.75%	11.10%	—	—

Renewal if the sale is delayed

Renews for 12 months, fully open, with no lender fee. Estimated at contract rate + 2.25%. Renewals float with CIBC Prime and the exact rate is set out in the renewal agreement.

Deal-Dependent Premiums

Added to the grid rate where the file calls for it.

Circumstantial

- **+0.25%** for private mortgage payouts (max 65% LTV, institutional private lenders only, e.g. MICs/MIEs)
- **+0.50%** for fixed interest rate
- **+0.50%** for refinancing mortgages in arrears
- **+0.75%** for inter alia (1st position on one property, 2nd position on the other)
- **+1.50%** for foreclosure takeouts (max 65% LTV, 1st position only)

Temporary Resident

- **+0.50%** for borrowers with valid work/study permits residing in Canada, exempt from the foreign buyer ban

Jumbo Loans

- **+0.50%** for \$1.5M–\$1.75M
- **+1.00%** for \$1.75M–\$2M
- **+1.50%** for amounts over \$2M

Property-Specific

- **+0.25%** for homes on agricultural properties or acreages (max 10 acres, no active farming)
- **+0.50%** for rental/investment properties
- **+1.00%** for properties appraised in "Fair" or "Poor" conditions, or non-condo properties where the value of the building is under \$100,000 (max 65%)
- **+1.75%** for eligible small cities (population <75,000)

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.