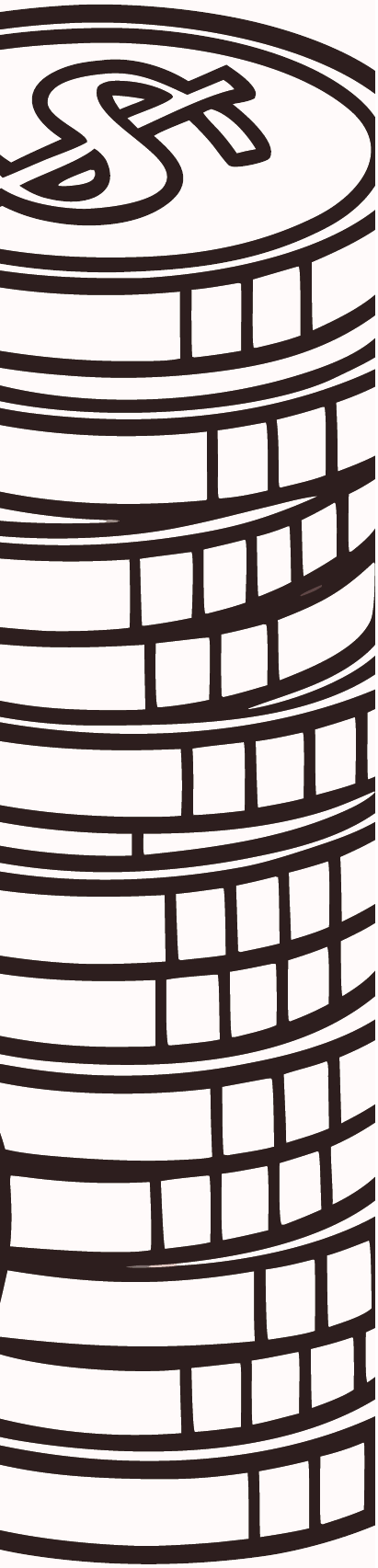


SECOND MORTGAGE PROGRAM

Flexible terms for second-position needs

Flexible 1-Year Term

Choose the structure that works best for your client's needs

Three Options

Choose either Open, Closed, or Partially Open terms

Broker Sets Own Fee

Your fee is added to the commitment and disbursed by our lawyer upon funding.

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 #2027-3000660, ON #13679), Lender (NS #2027-3000354), and Brokerage (ON #13753).

Rates and Terms

Fully Open Term

1% Lender Fee

Payout at any time

LTV / Beacon	660+	600-659	500-599
50%	9.05%	9.75%	10.85%
60%	9.15%	9.75%	11.40%
65%	9.25%	9.75%	11.95%
70%	9.73%	10.20%	Not Applicable
75%	10.15%	10.58%	Not Applicable

Closed Term

No Lender Fee

Early payout available with a 3-month interest prepayment penalty

LTV / Beacon	660+	600-659	500-599
50%	9.85%	10.55%	11.65%
60%	9.95%	10.55%	12.20%
65%	10.05%	10.55%	12.75%
70%	10.55%	11.01%	Not Applicable
75%	10.98%	11.41%	Not Applicable

Partially Open Term

No Lender Fee

Closed for the first 3 months, then fully open with no prepayment penalty

LTV / Beacon	660+	600-659	500-599
50%	10.45%	11.25%	12.45%
60%	10.60%	11.25%	13.05%
65%	10.70%	11.25%	13.65%
70%	11.15%	11.66%	Not Applicable
75%	11.54%	12.02%	Not Applicable

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

+0.50% for rental/investment properties

+1.00% for properties appraised in "Fair" or "Poor" conditions, or non-condo properties valued under $100,000 (max 65%)

+1.75% for small cities (population <75,000)

Temporary Resident

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

Circumstantial

+0.25% for private mortgage payouts (max 65% LTV, institutional private lenders only, e.g. MICs/MIEs)

+0.50% for fixed interest rate

Jumbo Loans

+0.50% for $1.5M-$1.75M

+1.00% for $1.75M-$2M

+1.50% for amounts over $2M

Existing 1st Mortgage Requirements

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

Eligible Properties

Single-family homes, duplexes, townhouses, condos (max 65% LTV), and multiplexes (max 4 units). No land, commercial, construction.

Loan Purpose

Purchases, refinances, equity take-out, bridge financing, title transfers, and minor renovations to max 65% LTV; cosmetic only (no structural).

Loan Parameters

$75K-$500K loan amounts. Interest-only or up to 40-year amortization. 90-day rate guarantee. $295 flat renewal fee.

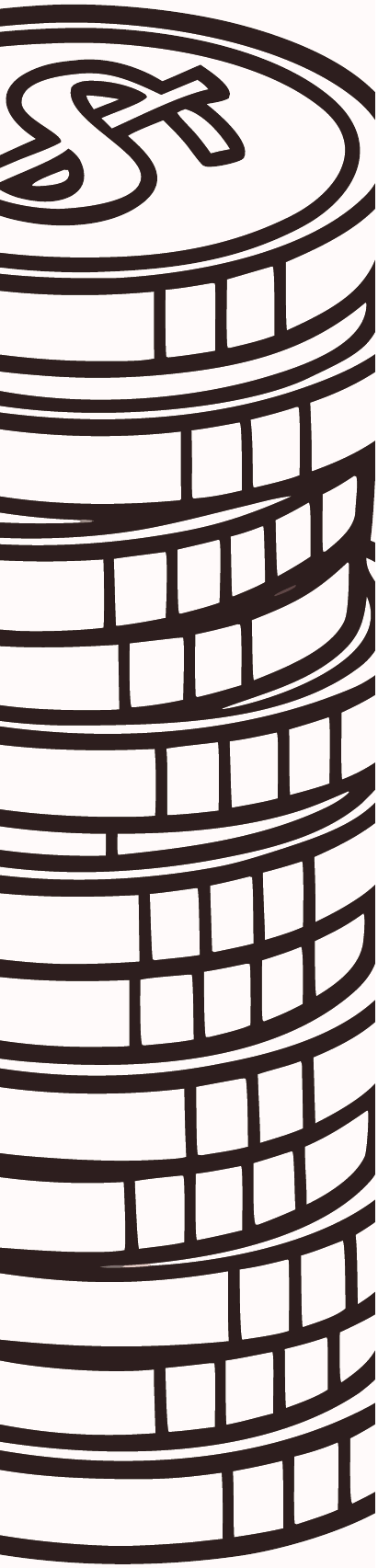
Documentation

Mandatory appraisals for all applications. Stated income declaration signed at borrower's lawyer or notary. No max GDS/TDS.

Submission

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

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