

Geographic Location:	Population	LTV	Classes
		Purchase	
Premium Locations	Greater Vancouver, Greater Victoria, Calgary, Edmonton, GTA and 905 (approx. Burlington to Oshawa(ish)), Ottawa (proper).	80%	All
A locations	City has population greater than 150,000 OR is within 40 km of 250,000 population	80%	All
B locations	City has more than 50,000 people AND has more than 100,000 people within 40 kms.	75%	All
C locations	City has more than 50,000 people OR there are more than 100,000 people within 40 kms	75%	All
D locations	City is less than 50,000 people AND there are less than 100,000 in 40 kms	65%	1, 2, 3
E locations	City is less than 25,000 AND there are less than 50,000 people within 40 kms	60%	1, 2, 3

Minimum House Value	\$ 150,000.00	Minimum Loan	\$ 20,000
Maximum House Value	none (must be reasonable for market)	Maximum Loan	\$ 650,000 *

* exceptions may apply

Credit Class			
Use strongest borrower	Previous credit (24 months)	Bankruptcy (discharge/re-established)	Mortgage Payment History
Class 1	I/R2 50%	Never	0 - M2
Class 2	I/R3	48/24	1- M2
Class 3	I/R5	24/12	3-M2
Class 4	no credit or R5 < 50%	12/6	> than M2
Class 5	Multiple R5s or greater on over 50%	12/0 or 6/3	case by case

NOTE: Credit class can be bumped up one based on 6 months clean mortgage history

Documentation	
Employees	Employees must provide full income and employment verification
Self-employed	Must have been self-employed for at least 2 year. If unable to provide full income proof them will be required to provide 2 pieces of 'proof of business' and bank statements for cashflow.

Property types
Most property types are available but LTV, rates and fees will be adjusted.

NOTE:
These rates are for Premium locations, provable income, single family dwelling and LTV below 75%. ANY changes to that will increase pricing.

Rates		
Starting from:	Rate	* Fee (min. \$1600)
Class 1	6.00%	2.00%
Class 2	6.00%	2.00%
Class 3	6.50%	2.00%
Class 4	7.00%	2.00%
Class 5	7.75%	2.00%

* Fees quoted are only for Lender

Fee splits with broker available (maximum allowable broker fees apply)

We are always happy to consider good quality exceptions and encourage you to contact our Underwriters to discuss any application

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