

LENDING GUIDELINES

Loan to Values

- Up to 75% on single family detached, duplex, fourplex and townhomes. Up to 70% on condominiums

General Guidelines

- 1st and 2nd mortgages available on urban residential properties
- Maximum mortgage size is \$1,000,000. For seconds, the 1st/2nd total exposure cannot exceed \$1,000,000

Rates, Fees & Terms

- Three rate & fee options are available for you and your client to choose which best suits their individual needs
- Options 1 & 2 are fully open. Option 3 is fully open after 3 months
- 30 year amortization on 1st mortgages and 25 year amortization on 2nd mortgages
- Interest only considered on 1st mortgages if LTV is below 65%
- Rate adjustments may occur based on strength of borrower, location of property, type and condition of property
- Renewals are offered with a 0.25% renewal fee to borrowers who meet all obligations

Underwriting Submissions

- Applications and general enquiries should be emailed to: udrive@threepointcapital.ca
- Submissions should include a full application, credit bureau, purchase contract if applicable, NOA if available, property information and commentary on the details of the story, use of funds and exit strategy

Underwriting Team

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