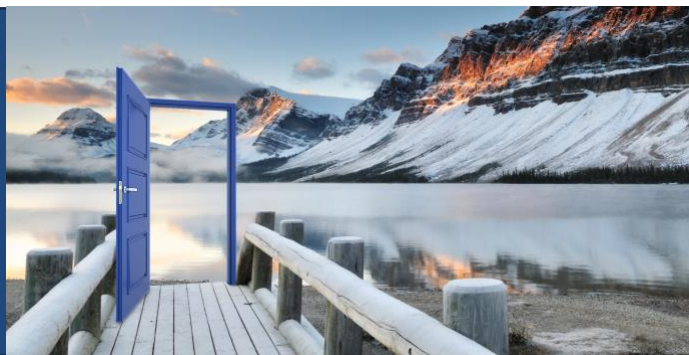


CMLS Financial is one of Canada's largest independently owned mortgage services companies. Built on innovation, dedicated customer care and new technologies. We are proud to be Canada's Mortgage Company™ since 1974.



This program is suited to home buyers who have established an excellent credit history and wish to invest in a rental property. The property must be in a major urban city.

<b>Loan Purpose</b>	<p>Purchase, Refinance, Straight, and Collateral Switch Transfer applications.</p> <p>“No Fee” Transfer &amp; “No Fee” Collateral Switch – Up to \$3,000 in new funds may be capitalized to help cover discharge fees, administration fees, accrued interest, and penalties due to the relinquishing lender.</p>
<b>Loan to Value</b>	<p>Up to 70% LTV for conventional uninsurable rental properties when available. Regional restrictions may apply.</p>
<b>Borrower Qualifications</b>	<p>Minimum beacon score rental purchase 680 primary borrower, minimum 660 all other applicants</p> <p>Minimum beacon score rental refinance; 720 primary borrower, minimum 660 all other applicants</p> <p>Maximum GDS 39%, TDS 40%</p> <p>Maximum LTV 70%</p> <p>Major urban centers only, minimum population 50,000</p> <p>Down payment from own resources</p> <p>Proven 6 months principal and interest payment in liquid assets Maximum mortgage amount \$750,000</p> <p>Borrowers must own their primary residence</p> <p>Down payment must be from own resources</p> <p>Maximum 50% Gross Rental Income can be used for qualification CMLS Financial requires an Assignment of Rents</p> <p>Full appraisal required from our approved appraisers list located <a href="#">here</a></p>
<b>Restrictions</b>	<p>A maximum of 4 total properties may be owned, including subject property and principal residence.</p> <p>Corporate borrowers (or registration in a holding company) is not permitted.</p>
<b>Rates</b>	<p>Rental property rates located <a href="#">here</a></p>

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<b>Loan to Value</b>	<p>Up to 65% LTV Must have insurer approval. No mortgage insurance cost to the borrower. 2-4 unit dwellings.</p> <p>65.01 – 80% Must have insurer approval. Full mortgage insurance cost to the borrower. 2-4 unit dwellings.</p> <p>Up to 95% Previously owner-occupied properties with valid mortgage insurance.</p>
<b>Borrower Qualifications</b>	<p>Minimum beacon score 660</p> <p>Maximum GDS 39%, TDS 40%</p> <p>Maximum LTV 80% purchase, 95% transfer with valid mortgage insurance</p> <p>Major urban centers only, minimum population 50,000 Down payment from own resources</p> <p>Proven 6 months principal and interest payment in liquid assets</p> <p>Maximum mortgage amount \$750,000 (Calgary, Vancouver, and Toronto Areas), \$600,000 for all other locations</p> <p>Borrowers must own their primary residence</p> <p>Down payment must be from own resources</p> <p>Purchase transactions 50% of rental income added to gross</p> <p>Insured transfer applications 100% of rental income added to gross (minimum 680 beacon score required), 50% of rental income added to gross (sub 680 beacon scores)</p> <p>CMLS Financial requires an Assignment of Rents</p>
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