



alternative solutions

LTV	Beacon	Location A+	Location A	Location B	Location C	Lenders Fee	Finders Fee	Rate Hold
Up to 50%	600	5.74%	5.74%	6.24%	6.74%	2%	100 BPS	60 days
50.01% - 65%	600	6.24%	6.24%	6.74%	7.24%	2%	100 BPS	60 days
65.01% - 70%	650	6.74%	6.74%	7.74%	N/A	2%	100 BPS	60 days
70.01% - 75%	680	6.99%	N/A	N/A	N/A	2%	100 BPS	60 days

Qualifications

- Declared Income Must be Reasonable
- Exit Strategy Must Clearly Be Noted in Submission Notes
- Up to 40 years Amortization or Interest Only Payment
- Loan Amount: \$200K to \$1.5 Million
- Open After 90 Days from IAD

Rentals:

- Maximum 70% LTV in A+, A and B Locations
- Maximum 65% LTV in C Locations
- Minimum 680 Beacon For >65% LTV

Condo Apartments:

- Owner Occupied in Locations A+ Up To 75% LTV
- Locations A Up To 65% LTV
- Rentals up to 65% LTV

\* Rate Premiums: Interest Only, Beacon below 650, Condo's, Rentals, Bankruptcy & CP, Mortgage arrears, Refinances from Private & Quick Close

Smart-Fit: Simpler Solution...that's Simpler on Income!!

Qualifications

- **Add 0.75% to the Rates noted above in CMLS Alternative Solutions**
- **Very Easy on Income** – Contact Your [Regional Manager](#) for Details
- Max loan amount \$999,999
- Minimum Beacon 680+
- Maximum LTV 65%
- A and A+ Locations Only
- Owner-Occupied and Rentals
- Single Family Dwelling and Townhomes Only (No Condo Apartments)