



# Simplified Rental

## Making Rental Investments Easy

The Simplified Rental Program is the latest product from CMLS Alternative Solutions that goes beyond the confines of traditional lending. The Simplified Rental Program enables Canadians to purchase or refinance the properties they have already accumulated or want to acquire. It gives your clients more flexibility and a greater degree of personalization, which means you have a ready-made solution to offer them.



## Program Details

- **Debt Servicing Coverage Ratios on Subject Property Only**  
Gross rents divided by principal, interest, tax, insurance & condo fees (if applicable)
- **No Max Portfolio Size**
- **DSCR 1.00+**  
Purchase & Refinance Max 75% LTV  
Min Beacon 620+
- **DSCR .75 - .99**  
Purchase Max 70% LTV  
Refinance Max 65% LTV  
Min Beacon 640+
- **Holding Company Acceptable**
- **Refinances within 18 months of purchase must be based on the lower of appraised value or purchase price**
- **Gifted Funds allowed to max of 50% of funds required**
- **Min Loan \$200K**
- **Max \$1.5M in BC, AB & ON**
- **Max \$2M in Greater Toronto & Greater Vancouver Areas**
- **1 & 3-Year Terms**

## Property Types

- **Single Family Dwellings / Duplex / Triplex / 4-Plex**
- **Townhouse**
- **Condominiums**
- **Rooming House**
- **Student Housing**
- **Short Term Rentals**
- **Cottage Investment Properties**  
Year-round Access