



# BROKER PLUS

## 2ND MORTGAGE PRODUCT UP TO 95% LTV FOR REFINANCE

| <b>LOAN AMOUNT</b>                 | No maximum<br>No minimum   |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
|------------------------------------|--|------------------------------|-----------------------------|------------------------------|----------|-------|-------|-----------|-------|-------|-----------|-------|-------|------------------------------------|--|--|
| <b># OF UNITS</b>                  | 1 & 2 Units up to 95% LTV<br>3 & 4 Units up to 90% LTV   |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| <b>AMORTIZATION</b>                | LTV > 80% up to 30 year 0.20% premium on rate<br>LTV > 80% up to 35 year 0.40% premium on rate<br>Interest only 0.60% premium on rate  |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| <b>ELIGIBILITY*</b>                | Canadian Citizens, Permanent Residents,<br>and Newcomers. Self-employed with 2 year<br>NOA grossed by 15% or Eligible add backs  |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| <b>TERMS</b>                       | 2 year term - 3 month penalty - reduced to 1<br>month if refinanced by DLC FC Agent  |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| <b>INTEREST RATE</b>               | Rate for refinance is current 5 year First National<br>rate. **Matching recently funded 1st mortgage rate  |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| <b>LENDER FEE</b>                  | Premium applied for full (1st & 2nd) amount borrowed as<br>follows: <table border="1"> <thead> <tr> <th>Appraised Value</th> <th>Purchase<br/>Premium Charged</th> <th>Refinance<br/>Premium Charged</th> </tr> </thead> <tbody> <tr> <td>Up to 5%</td> <td>2.80%</td> <td>3.30%</td> </tr> <tr> <td>Up to 10%</td> <td>3.10%</td> <td>3.60%</td> </tr> <tr> <td>Up to 15%</td> <td>4.00%</td> <td>4.50%</td> </tr> <tr> <td colspan="3">To a max of 95% of appraised value</td> </tr> </tbody> </table> | Appraised Value              | Purchase<br>Premium Charged | Refinance<br>Premium Charged | Up to 5% | 2.80% | 3.30% | Up to 10% | 3.10% | 3.60% | Up to 15% | 4.00% | 4.50% | To a max of 95% of appraised value |  |  |
| Appraised Value                    | Purchase<br>Premium Charged  | Refinance<br>Premium Charged |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| Up to 5%                           | 2.80%  | 3.30%                        |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| Up to 10%                          | 3.10%  | 3.60%                        |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| Up to 15%                          | 4.00%  | 4.50%                        |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| To a max of 95% of appraised value |  |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| <b>DEBT SERVICE</b>                | Beacon <680 GDS 35% TDS 42%<br>Beacon >680 GDS N/A TDS 48%   |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |
| <b>FEES</b>                        | Mortgage set-up fee, and closing costs paid by borrower  |                              |                             |                              |          |       |       |           |       |       |           |       |       |                                    |  |  |

\*For borrowers without Canadian credit history where the LTV is <80% Solidity will consider alternative sources and willingness to pay the loan \*\*When property purchased less than 3 months ago

Broker Plus allows a homeowner to access an additional 15% of the value of their home. Not to be used to repay gifts from blood relative(s). No auto-declines, all deals considered on own merit. Appraisals ordered by Solidity. Cost is borrowers responsibility. Commission: **Paying** 0.5% on the total borrowings

Example: \$500,000 value 1st mortgage \$400,000 with "A" lender. 2nd mortgage \$75,000 with Solidity. Premium of \$19,000. Total borrowings \$494,000 **Pays: \$2,470**

Broker/Agent to disclose to the client that The Solidity Group Mortgage Investment Corporation and DLC FC Funding are affiliated companies. William (Bill) Handsame, the Principal Broker of DLC FC Funding is also the President of The Solidity Group Mortgage Investment Corporation and is the majority shareholder of both companies.