



**Refinance**, get a better mortgage and/or consolidate debt or take-out equity.  
Prime lender financing.

Purpose	Refinance, transfer/switch, equity take-out, purchase/refinance plus improvements
Property Type	<ul style="list-style-type: none"> <li>• Owner occupied with a maximum of 4 units</li> <li>• Rental</li> <li>• Secondary Home</li> <li>• City or Country</li> </ul>
Term	1, 2, 3, 4, 5, 7, 10 year closed 3,5 year variable closed HELOC
Rate	Fixed Variable Open
Loan Amount	\$100,000 - Unlimited (conventional; conditions apply; may be subject to sliding scale) Maximum equity take out \$200,000 (on exception for higher amounts)
Maximum LTV	<ul style="list-style-type: none"> <li>• 80% for 1-4 unit owner occupied (refinance)</li> <li>• 80% for non-owner occupied (rental)</li> </ul>
Down Payment	Equity to remain in property must be a minimum of 20%
Amortization	<ul style="list-style-type: none"> <li>• 5-30 years conventional</li> </ul>
Payment Options	Monthly, semi-monthly, bi-weekly, weekly
Pre-payment Privilege	<ul style="list-style-type: none"> <li>• Lump sum up to 20%* of the original principal amount (*some lenders are 10-15%)</li> <li>• Monthly payment top-up up to 20%* of the regular monthly payment amount (*some lenders are 10-15%)</li> </ul>
Early Payout	Early Payout Premium: Greater of 3 months interest or Interest Rate Differential Reinvestment Fee may apply
Other	Portable and assumable upon approval
Lender Incentives	Many lenders have partnered with FCT or FNF to provide a seamless refinance transaction A competitive, all-in, fixed price for all Borrowers. In AB this is \$608; BC \$629.50; SK \$740; ON \$806 [subject to change without notice]
Borrower Qualification	Insured/High Ratio
	<ul style="list-style-type: none"> <li>• Not Applicable</li> </ul>
Borrower Qualification	Conventional
	<ul style="list-style-type: none"> <li>• For terms less than 5 years, must qualify at the contract/MQR/benchmark rate, whichever is greater</li> <li>• For terms 5 years or greater, must qualify at the contract rate</li> <li>• 35% GDS &amp; 42% TDS (score &lt; 680)</li> <li>• 35% GDS &amp; 44% TDS (score &gt; 680)</li> <li>• A minimum beacon score of 620 (600 on exception)</li> <li>• Third-party income verification</li> <li>• Down payment verification</li> <li>• No previous bankruptcy or judgements</li> </ul>