



LENDING GUIDELINES

Purpose of fund	Purchase, Refinance, Equity Takeout, Bridge, Debts Consolidation, and Improvement Mortgage
Loan-to-Value	Maximum LTV is 80% for 1st Mortgages Maximum LTV is 75% for 2nd Mortgages
Payments	Interest only
Debt Servicing	GDS/TDS not applicable, Repayment Ability Need to be Understand
Term	<ul style="list-style-type: none"> • 15 days to 1-year closed • Open terms available with rate premium
Interest Rate	<ul style="list-style-type: none"> • 5.99-8.45% per annum for first mortgages • 10.99-12.99% per annum for second mortgages • Pricing is based on credit risk such as beacon score, LTV and Exit Strategy
Credit History	<ul style="list-style-type: none"> • Minimum beacon score 600 • With no bankruptcy and/or consumer proposal within past 7 years • No miss mortgage payment or collection within past 90 days
Lender fees	<ul style="list-style-type: none"> • 1.5-2.5% for first mortgages • 1.0-2.0% for second mortgages • Pricing is based on credit risk such as beacon score, LTV and Exit Strategy
Lending areas	Marketable areas in GTA
Mortgage amount	\$20,000 - \$1.00MM
Property types	Single family homes, Townhouses, Semi-detached, Condo, and Rental
Broker Process	<p>Submit your deal to underwriters@hrumic.com. Please explain factors regarding the deal so that we can make a fair assessment without delay and please include the following:</p> <ul style="list-style-type: none"> - Mortgage application - Credit bureau report - Net worth Statement - Most recent tax year NOA - Mortgage statement (if needed) - Property tax bill (if needed) - Appraisal (if available) Appraiser should be on the Home Trust Approve List - Comments (purpose of fund, previous credit issues, ability to service the mortgage and exit strategy etc.)