

1. In order for a deal to be processed, a signed commitment must be faxed back to Home Trust (with the commitment fee in the case of refinances).
2. All borrowers are interviewed by telephone after the commitment has been signed.
3. Our rate hold period is 90 days.
4. Our rate drop policy is as follows: The broker/borrower will be allowed to request a rate reduction, once, up to 7 days prior to closing, provided rates have decreased. This request must be made in writing. Once the request is received, an amended commitment must be sent to the broker and the acting solicitor.
5. The minimum down payment for a purchase is 10%. Gifted down payment will be considered.
6. Home Trust will not lend on properties containing UFFI or where UFFI has been removed.
7. Home Trust uses a specific list of approved appraisers which can be found online at [www.hometrusted.ca/broker](http://www.hometrusted.ca/broker). The property must be marketable and acceptable to Home Trust.
8. All properties will be inspected by a Home Trust site inspector, separate and apart from the appraisal. There is no cost to the borrower.
9. The following will be reviewed on a case by case basis:
  - a. Properties over \$500,000
  - b. Non MLS purchases
  - c. Properties in areas with populations of less than 25,000
  - d. Properties on acreages
10. Home Trust reserves the right to use their own lawyer for refinances, private purchases and mortgages over \$300,000. These solicitors are reasonably priced and will be assigned accordingly. The borrower may use the same solicitor.
11. Home Trust requires Independent Legal Advice in certain cases.
12. Home Trust will allow a 20% pre-payment privilege once a year on the anniversary date of the mortgage without penalty.
13. 30 and 35 year amortization available upon request.