



# Interest Only Mortgage

## Short term payment relief

Loan Purpose	<ul style="list-style-type: none"> <li>• Purchase or refinance</li> </ul>
Mortgage type	<ul style="list-style-type: none"> <li>• First mortgage only</li> </ul>
LTV	<ul style="list-style-type: none"> <li>• Up to 65%</li> </ul>
Qualifying rate	<ul style="list-style-type: none"> <li>• Contract rate on 30-year amortization</li> </ul>
Rate Premium	<ul style="list-style-type: none"> <li>• 25 bps over IC Savings Everyday Preferred Rates</li> </ul>
Rate calculation	<ul style="list-style-type: none"> <li>• Interest only</li> </ul>
Payment Frequency	<ul style="list-style-type: none"> <li>• Monthly</li> </ul>
Debt Servicing	<ul style="list-style-type: none"> <li>• 50/50 verifiable income 45/45 unverifiable income (BFS)</li> </ul>
Credit bureau	<ul style="list-style-type: none"> <li>• Must be dated within 30 days of application</li> </ul>
Beacon Score	<ul style="list-style-type: none"> <li>• Minimum 580</li> </ul>
Term	<ul style="list-style-type: none"> <li>• 1 – 2 years</li> </ul>
Amortization	<ul style="list-style-type: none"> <li>• None</li> </ul>
Documentation	<ul style="list-style-type: none"> <li>• All IC Savings broker documentation and conditions must be satisfied before solicitor is instructed</li> </ul>
Payout privilege	<ul style="list-style-type: none"> <li>• Closed unless arms-length sale agreement provided.</li> <li>• Early payout: three months interest or IRD, whichever is greater</li> </ul>
Property type	<ul style="list-style-type: none"> <li>• Owner occupied.</li> <li>• Residential properties with 1-4 units</li> <li>• In prime urban markets with continuing demand for resale</li> </ul>
Appraisal	<ul style="list-style-type: none"> <li>• To be completed by an appraiser on the IC Savings Approved Appraisers List</li> </ul>
Rate hold	<ul style="list-style-type: none"> <li>• Purchase: 90 days</li> <li>• Refinance: 60 days</li> </ul>
Property taxes	<ul style="list-style-type: none"> <li>• Client is responsible for payment</li> </ul>
Application Fee	<ul style="list-style-type: none"> <li>• Standard 1% lender fee split</li> </ul>