

Lending Guidelines

At Canguard Mortgage Investment our thorough and service-oriented approach allows us to meet the needs of borrowers. We offer mortgage financing to self-employed, stated income and low-beacon clients using a quick and efficient underwriting system, allowing the client to receive their funds faster.

Residential

Flexible lending guidelines allow us to customize every part of your clients' mortgage – think open terms, interest only payments, and quick funding.

1st Mortgages

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|--------------------|---|
| Max LTV | 75% |
| Lending Areas | British Columbia & Alberta (Calgary and Edmonton only) |
| Minimum Beacon | All beacon scores considered, reduced LTV if less than 550. |
| Min / Max Mortgage | \$250,000 - \$14 million |
| Income | Stated Income |
| GDS/TDS | No requirement |
| Purpose of Funds | Purchase, Refinance, Equity Take Out, Inter alia |
| Terms | 1 - 2 years, Open |
| Amortization | Interest only payments |
| Rates | Call for quote |
| Lender Fee | 1% – 2% |

2nd Mortgages

| | |
|--------------------|---|
| Max LTV | 75% |
| Lending Areas | Major centers in British Columbia |
| Minimum Beacon | All beacon scores considered, reduced LTV if less than 550. |
| Min / Max Mortgage | \$250,000 - \$10 million |
| Income | Stated Income |
| GDS/TDS | No requirement |
| Purpose of Funds | Purchase, Refinance, Equity Take Out, Inter alia |
| Terms | 1 - 2 years, Open |
| Amortization | Interest only payments |
| Rates | Call for quote |
| Lender Fee | 1% – 2% |

Construction Lending

We work with your client to make sure the project gets completed. Our deals are structured with no charges on un-advanced funds, easy to calculate draws, and zero red tape.

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|--------------------|---|
| Max LTV | 65% of land, 75% loan to cost |
| Lending Areas | Major centers in British Columbia |
| Minimum Beacon | All beacon scores considered, reduced LTV if less than 550. |
| Min / Max Mortgage | \$250,000 - \$10 million |
| Purpose | Developer or owner build - New Home Warranty required |
| Draws | Flexible, based on completion milestones |
| Income | Stated Income |
| GDS/TDS | No requirement |
| Terms | 12 – 18 months, Open |
| Payments | Interest reserve payments |
| Lender Fee | 1% – 2% |
| Rates | Call for quote |

Commercial Mortgages

Have clients looking to purchase or refinance commercial property? We have flexible commercial mortgage products. From owner occupied strata offices to multi-unit apartments, we can help.

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|---------------------|---|
| Max LTV | 75% |
| Lending Areas | Major centers in British Columbia |
| Minimum Beacon | 550 |
| Min / Max Mortgage | \$250,000 - \$14 million |
| Eligible Properties | Industrial, Land, Hotel, Rental Properties, Retail, Office, Mixed Use |
| Income | Stated Income |
| GDS/TDS | No requirement |
| Terms | 1 - 2 years |
| Amortization | Interest only payments |
| Lender Fee | 1% – 2% |
| Rates | Call for quote |