



# NEIGHBOURHOOD HOLDINGS

## National 1st Mortgage Guidelines

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| <b>LOAN PURPOSE</b>                 | <ul style="list-style-type: none"><li>• Purchases, Refinances, and ETO</li></ul>   |
| <b>MORTGAGE TYPE</b>                | <ul style="list-style-type: none"><li>• 1st mortgage, conventional, non-readvanceable</li></ul>  |
| <b>LTVS</b>                         | <ul style="list-style-type: none"><li>• Up to 65% for Purchases and Refinances subject to credit.<ul style="list-style-type: none"><li>◦ Refer to pricing sheets for eligibility by credit score</li></ul></li></ul>   |
| <b>LENDING AREAS</b>                | <ul style="list-style-type: none"><li>• <b>BC:</b> Victoria, Lower Mainland, Central Vancouver Island and Okanagan</li><li>• <b>AB:</b> Calgary, Edmonton, Red Deer, Medicine Hat</li><li>• <b>ON:</b> GTHA and Metropolitan Areas (Waterloo and Kitchener, Ottawa, etc.)</li><li>• <b>QC:</b> Montréal, Gatineau, and surrounding non-rural areas</li><li>• <b>NS:</b> Halifax<ul style="list-style-type: none"><li>◦ <a href="#">See our website's chatbot</a> to find exact lending locations</li></ul></li></ul> |
| <b>LOAN AMOUNTS</b>                 | <ul style="list-style-type: none"><li>• Up to \$2M - Max loan amount is subject to our sliding scale</li></ul>   |
| <b>PROPERTY TYPE</b>                | <ul style="list-style-type: none"><li>• Single-family and multi-family up to three units, long term rentals are okay</li></ul>   |
| <b>AMORTIZATION</b>                 | <ul style="list-style-type: none"><li>• Interest only or up to 40 years amortization</li></ul>   |
| <b>RATES</b>                        | <ul style="list-style-type: none"><li>• Variable, see rate sheet</li></ul>   |
| <b>AVAILABLE TERMS</b>              | <ul style="list-style-type: none"><li>• 1-year, fully open with a lender fee</li><li>• 1-year, 2-year, and 3-year payout anytime with 3-month interest prepayment penalty without a lender fee</li></ul>   |
| <b>RATE GUARANTEE</b>               | <ul style="list-style-type: none"><li>• 45 days after the commitment is issued. Files must close within 45 days (60 days in QC)</li></ul>  |
| <b>CREDIT</b>                       | <ul style="list-style-type: none"><li>• Minimum beacon is 500+ with no existing mortgage arrears, past bankruptcies are okay</li></ul>   |
| <b>APPRAISALS</b>                   | <ul style="list-style-type: none"><li>• Appraisals are required on every file and must be performed by an approved appraiser. Go to <a href="http://www.neighbourhoodholdings.com/approved-appraisers">www.neighbourhoodholdings.com/approved-appraisers</a> for appraiser list</li></ul>  |
| <b>INCOME</b>                       | <ul style="list-style-type: none"><li>• Borrower must have the capacity to pay the loan, or an exit strategy</li></ul>   |
| <b>INCOME DOCUMENT REQUIREMENTS</b> | <ul style="list-style-type: none"><li>• Stated income declaration form signed at the notary/solicitor, amount of income stated on the mortgage application should match the amount declared</li></ul>  |

For any questions, please contact us at 604-416-2506 or email [connect@neighbourhoodholdings.com](mailto:connect@neighbourhoodholdings.com)



\*Some premiums may apply. See rate sheet

- Each file is reviewed based on its attributes and subject to final approval by the lending committee
- Loan policies and rates may change without notice

# Lending Requirements

## ELIGIBLE LOANS

- Single-family or multi-family up to three units (includes mortgages secured by a condo or strata unit)
- Primary residence, owner occupied rentals, rentals, investment properties
- Vacation/Secondary homes
- Renovation mortgages, including purchase and flips - **65% Max LTV**
- Purchases listed on MLS
- Arm's Length Private Sales and title transfers - **65% Max LTV**
- Pre-sales/Pre-construction - we will consider the appraised value instead of the original purchase price - contact for more information
- Refis - If property was purchased within the past 18 months, we will use the original purchase price

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## INELIGIBLE LOANS

- Agricultural Properties
- Construction
- Commercial

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## APPRAISAL

- Appraisals are required on every file and must be performed by an approved appraiser. Go to [www.neighbourhoodholdings.com/approved-appraisers](http://www.neighbourhoodholdings.com/approved-appraisers) for appraiser list
- Appraisal guidelines must be provided to appraiser when ordering the report

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## SUBMISSION

- Submit Electronically
  - **Filogix** - Select Neighbourhood Holdings from the drop-down list of options the Private Lender tab
  - **Lendesk** - Select Neighbourhood Holdings from the Lender drop-down list
  - **Velocity** - Select Neighbourhood Holdings from the the Alternative section of the Lender Product Menu
- Once you have submitted, an Underwriter will reach out to you directly to request applicable supporting documentation

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## CONTACT

- If there are any questions regarding a deal, please contact our sales team:
  - **Phone:** 604-416-2506
  - **Email:** [connect@neighbourhoodholdings.com](mailto:connect@neighbourhoodholdings.com)



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