



Underwriting Guidelines

Qualification	Greater of BoC or Contract rate +2% over 30 year amortization
Debt Servicing Ratios	50%/50%
Amortization	Up to 30 year amortization available
Loan Amount	Loan amounts from \$200,000.00 to \$1,500,000.00
Loan Purpose	Equity take out (ETO), refinance, purchase, spousal buyout, etc.
Max LTV	<ul style="list-style-type: none"> • O/O SFD and Townhouse Purchases and Refi Max. 80% LTV • O/O Condo Apartment Refi Max LTV Maximum 75%, A/B Locations Only • Rental SFD and Townhouse Max 75% LTV, A & B Locations Only • Rental Condo Apartment Purchase Max 75% LTV, A Locations Only • Rental Condo Apartment Refi Max. 70% LTV, A Locations Only
Min. Credit Score	<ul style="list-style-type: none"> • Min. Beacon for Main Income Earner 620 For O/O and Second Homes • Minimum Beacon Co-Borrower(s) 550 For All Transactions • Minimum Beacon Main Income Earner 700 For Subject Rentals
Income Type	Traditional fully qualified income verification
Lending Areas	<p>Ontario, British Columbia, and Alberta</p> <p>A - Major, or population of min. 100,000 + 50km Radius</p> <p>B - Medium, or population of min. 30,000 + 30km Radius</p> <p>C - Minor, or population of min. 5000</p> <ul style="list-style-type: none"> • Exceptions will be considered with management approval. • Rentals in C locations are limited to 65% LTV. Other restrictions may apply.
Funding & Servicing	This product is underwritten, funded, and administered by an NHA-approved lender & rated servicer, enabling lower-cost flat-fee renewals, reduced legal fees, and the assurance of a qualified institutional servicing partner. This product is available to level 1 agents in Ontario



SUBMISSION

Select **Maple Financial Alternative** from the drop down in Filogix/Velocity/LenderKey



DOCUMENTS

Send all docs upfront to your dedicated BRM



DECISION

Our BRM will work with you to provide a response quickly



Underwriting Guidelines

Appraisals

Select Maple Financial Alternative from FNF's Broker Connect Portal, or refer to our approved appraiser list to order direct.

Income Tax

Confirmation that income taxes are paid and current by way of one of the following:

- CRA Statement of Account
- Signed affidavit confirming no taxes owing

Eligible Income

The following is a summary of the Eligible Income Sources for this product

BFS - Confirmable Income	2 most recent years Notice of Assessment & T1 Generals Confirmation of business ownership (articles of incorporation, master business license, etc)
BFS - Bank Statement Income	12 months bank statements showing business deposits and expenses/debits. (Gross deposits less operating expenses) A rules-based expense calculation available based on business type and number of employees - gross business revenue based on the eligible 12 month business deposits reduced by 20%-50%. Validation of 3 Business deposits with one or more of the following: <ul style="list-style-type: none"> • Invoices • Receipts • Merchant report(s) • Contract(s) • Commission statements Signed self-declared income attestation letter is to be completed showing stating revenue and expenses for the most recent 12 months.
Traditional Income	<ul style="list-style-type: none"> • Letter of Employment • Pay Stub • Direct Pay Deposit (not older than 30 days at time of application) • Financial Statements • Canada Revenue Agency (CRA) Forms • T4 • T1 General • Form T2125 - Statement of Business or Professional Activities • Notice of Assessment (NOA)

Submission Process

Submission

Select Maple Financial Alternative from the drop down in Filogix/Velocity/LenderKey/Scarlet/BOSS/Finmo

Please provide any notes that would help provide the necessary context for the application. For BFS submissions using bank statements, please include the total deposits & expenses calculated.

Docs Upfront

Please send the following docs upfront to underwriting@maplefinancial.ca and your BRM:

- Income Docs
- Property documentation

Appraisal Request

For Appraisal requests, please select Maple Financial Alternative from the FNF Broker Connect or refer to our approved appraiser list to order direct.

Estimated Fees

Estimated legal fees: \$350 - 2000.00.

Contact Information

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