

### PROGRAM DETAILS

<b>Purpose</b>	<ul style="list-style-type: none"> <li>• Purchase,</li> <li>• Purchase Plus Improvements</li> <li>• Ports and Replacements</li> </ul>
<b>Borrower Eligibility</b>	<ul style="list-style-type: none"> <li>• All borrowers must be permitted to purchase residential property in Canada in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</li> <li>• Non-Canadian residing in Canada, legally employed in Canada with a valid work visa not expiring in the next 90 days and employed with a major international firm or government agency and in compliance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act</li> <li>• Permanent: Verification of landed immigrant status is required. Must have immigrated or relocated to Canada within the last 60 months. 3 months minimum full-time employment in Canada (borrowers being transferred under a corporate relocation are exempt), minimum 2 years employment history required.</li> <li>• Individuals with diplomatic immunity are NOT eligible</li> </ul>
<b>Purchase Price</b>	<ul style="list-style-type: none"> <li>• <b>Maximum:</b> \$1,499,999.99</li> </ul>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>• <b>Minimum:</b> \$50,000</li> <li>• <b>Maximum:</b> \$1,374,999.99</li> </ul>
<b>Maximum LTV</b>	<ul style="list-style-type: none"> <li>• Insured and Insurable <b>ONLY</b></li> <li>• Up to 95% LTV Insured <ul style="list-style-type: none"> <li>▪ 3-4 unit properties: Maximum 90% LTV</li> </ul> </li> <li>• Up to 80% LTV Insurable</li> </ul>
<b>Beacon Score</b>	<ul style="list-style-type: none"> <li>• Zero beacon or minimum beacon score of 650 for all applicants</li> <li>• All debts outside of Canada are to be included in the ratios</li> </ul>
<b>Debt Servicing</b>	<ul style="list-style-type: none"> <li>• <b>GDS Maximum:</b> 39%</li> <li>• <b>TDS Maximum:</b> 44%</li> <li>• <b>Qualifying Rate:</b> greater of the contract rate +2% or the Bank of Canada 5 year benchmark rate</li> </ul>
<b>Down Payment</b>	<ul style="list-style-type: none"> <li>• <b>Minimum:</b> 5% from own resources or gifted from an immediate relative (parent, sibling, grand parent, legal guardian, legal dependent, spouse)</li> </ul>
<b>Amortization</b>	<ul style="list-style-type: none"> <li>• <b>Minimum:</b> 5 years</li> <li>• <b>Maximum:</b> 25 years</li> <li>• <b>Insured Purchase &gt; 80% LTV:</b> Maximum 30 years provided the following: <ul style="list-style-type: none"> <li>▪ Property must be Owner Occupied</li> </ul> <b>And meet one of the following:</b> <ul style="list-style-type: none"> <li>▪ Minimum one borrower must be a First Time Home Buyer <b>OR</b></li> <li>▪ Property must be New Construction</li> </ul> </li> </ul>
<b>Product/Term</b>	<ul style="list-style-type: none"> <li>• 1-5 year Fixed / 5 year Variable</li> </ul>
<b>Rate Hold</b>	<ul style="list-style-type: none"> <li>• 120 day rate hold</li> </ul>

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<b>Credit Requirements</b>	<b>Alternative Sources of Credit:</b> <b>One of the following Options:</b> <ul style="list-style-type: none"> <li>• <b>Option 1:</b> US or UK International to have a credit bureau demonstrating a strong credit profile</li> <li>• <b>Option 2:</b> Two Canadian alternative sources of credit demonstrating timely payments (no arrears) for the past 12 months from the following: <ul style="list-style-type: none"> <li>▪ Rental payment history confirmed via letter from landlord with supporting bank statements (letter to indicate name of tenant, monthly rent, length of tenancy, payment history) AND</li> <li>▪ Hydro/utilities, telephone, cable, cell phone, auto insurance, to be confirmed via letter from service provider or 12 months billing statements.</li> </ul> </li> <li>• <b>Option 3:</b> <ul style="list-style-type: none"> <li>▪ <b>LTV &gt; 90%:</b> 12 months verifiable bank statements from a recognized Canadian financial institution or a financial institution from the country of origin confirming satisfactory savings and repayment habits</li> <li>▪ <b>LTV &lt;/=90%:</b> 6 months bank statements from a recognized financial institution for borrower's primary account</li> </ul> </li> <li>• <b>Option 4:</b> A letter of reference from the borrower's recognized financial institution</li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>• Owner occupied or partially owner occupied</li> </ul>
<b>Portable/Assumable</b>	<ul style="list-style-type: none"> <li>• Yes (subject to RFA approval)</li> </ul>
<b>20% +20% Prepayment Privilege</b>	<ul style="list-style-type: none"> <li>• Lump sum up to 20% of the original principal amount</li> <li>• 20% increase in payment, incremental fixed amount can be added to principal and interest payment</li> </ul>