

Mortgage Products

Commercial

LTVs

First & Seconds

- 75% in major urban centres or within 10-15 kms of communities with a population of 25,000 and over.
- 50-65% smaller market areas.

Rates & Fees

- Start at 8.5% for Firsts and 11% Seconds
- Lender Fees- 2% on Firsts, higher on Seconds (minimum \$3500);
- Broker Fees- You set. (Cannot exceed Lender fee)

Market Area

- Alberta
- British Columbia
- Saskatchewan (must be in corporate name)

Standard Guidelines

- Terms typically quoted as 1 year (longer if requested)
- Amortization up to 30 years or interest only
- 3 months interest pre-payment penalty on closed mortgages
- Fully open terms available (rates & fees may be adjusted)
- Appraisal required on all deals. Must be from approved appraiser list. Caplink will also have their realtors' opinion of value. Lesser of which will be used to qualify.
- All mortgages renewable, low renewal fees.

Additional Requirements

- May require the following items depending on the deal:
 - Environmental & Mechanical reports
 - Permits, surveyor & engineering reports
 - Other conditions as required

*Rates and fees are based on market area, property condition, borrower's ability to pay and income verification (if any). Subject to change without notice.



caplink