

MORTGAGE MATRIX GUIDELINES

Lending areas are Alberta and British Columbia. Cedar Peaks is proud to be **YOUR LENDER OF CHOICE** for your borrowers that are temporarily suffering with credit issues, high debt load, personal issues such as divorce, job loss etc. or are new to Canada, new job or a multitude of problems. We are ready and willing to listen to the story and find a solution for you and your client. These are guidelines and of course, there are **ALWAYS EXCEPTIONS** to guidelines so talk to us! We are here to help!

Rates & Fees are subject to change

Mortgage Type	Property Type	LTV	Rates	Lender Fees (min \$3000)	Notes
Residential 1st	Single Family, Duplex, Condo, Country Residential	Up to 80%	10.5-12.5%	1.5% -2.95%	LTV & Rate to be determined based on property & location 2 nd mortgages MAY be considered on a deal-by-deal basis
Rental 1st Only	Single Family, Duplex, Condo	Up to 70%	10.75-12.75%	1.5% -2.95%	
Construction Draw 1st Only	Single Family, Multi Family	Up to 70% as complete, 80% of costs	10.75-12.75%	2.0% - 2.75%	LTV & Rate to be determined based on property & location
Fix & Flip 1st only	Single Family,	Up to 70% as complete, 75% of purchase price	10.75-12.95%	1.75 - 2.95%	FULLY OPEN – No minimum interest requirement Minimum population 25,000
Commercial 1st only	Stand alone building, condo	Up to 65%	10.5-11.75%	1.95-2.95%	Minimum population requirements. Dependent upon LTV, building use and Borrower
Raw Land 1st only		Up to 55%	10.75-11.95%	1.95-2.95%	LTV & Rate to be determined based on property & location
Residential/CRES Building Lot 1st only		Up to 65%	10.75-11.75%	1.95-2.95%	LTV & Rate to be determined based on property & location



Matrix Deal Submission Checklist

We hope this checklist will be a helpful tool in gathering pertinent information for your deal submission which will ensure a fast and efficient process for you, your client and Cedar Peaks. Should you have a deal that you would like to discuss, please contact:

Mark Pullin, Broker of Record mark@cedarpeaksmortgage.ca 403-850-3373 or
Steve Haggard, Manager of Investor and Broker Services
steveh@cedarpeaksmortgage.ca 250-270-1119
Cal Ewing, Mortgage Associate, Lead Underwriter
cal@cedarpeaksmortgage.ca 403-608-7481

Cedar Peaks mortgages are offered as either 6 month or 12 month terms. Payments are interest only monthly and fully open upon 3 months interest paid (6 month term) or 4 months interest paid (12 month term). Our mortgages include lender/broker/legal fees. (Broker fee is determined by you)

Essential Information – all Submissions:

- Detailed and Accurate Mortgage Application
- What is the story? Please provide details
- Amount requested, LTV, Position (1st, 2nd, blanket, etc.)
- Purpose of funds
- What is the exit strategy?

Subject Property:

- Mortgage Statement
- Property tax assessment
- Lease Agreements

Property Purchase:

- Fully executed Offer to Purchase
- Property Details (MLS)
- Proof of Down Payment

**Additional documentation may be required
Depending on the nature of your file**

Documents Required:

- Credit Bureau
- Current CRA Notice of Assessment
- Recent paystub or job letter
- Separation/Divorce Agreement

Self Employed – Additional Documents:

- Most recent 2 years accountant prepared financial statements
- Interim financials may be needed
- Most recent 2 years T1 Generals if sole proprietor

Documentation to be Ordered by Cedar Peaks – Alberta Properties:

- Corporate Search
- Title for subject properties
- Appraisal

**BC properties – the submitting broker will be required to provide
Title and Corporate Searches**