

	1ST MORTGAGES			2ND MORTGAGES			
	UP TO 60% LTV	UP TO 70% LTV	UP TO 80% LTV	UP TO 50% LTV	UP TO 60% LTV	UP TO 70% LTV	UP TO 80% LTV
	Rates starting from 7.49%			Rates starting from 9.99%			
LENDER FEES (2.0% to 5.0%)	✓	✓	✓	✓	✓	✓	✓
RURAL LENDING	✓	✓	✓	✓	✓	✓	✓
TERMS - 1 to 12 MONTHS*	✓	✓	✓	✓	✓	✓	✓
RENTALS	✓	✓	✓	✓	✓	✓	✓
NO GDS/TDS THRESHOLD	✓	✓	✓	✓	✓	✓	✓
INTEREST ONLY PAYMENTS	✓	✓	✓	✓	✓	✓	✓
PREPAID INTEREST DEDUCTIONS	✓	✓	✓	✓	✓	✓	✓
NO MINIMUM BEACON SCORE	✓	✓	✓	✓	✓	✓	✓
STRAIGHT EQUITY	✓	✓		✓	✓		
STATED INCOME	✓	✓	✓	✓	✓	✓	✓
BROKER SETS THEIR FEE	✓	✓	✓	✓	✓	✓	✓

* Bridge financing available (we can blanket both properties)

Additional Details

- These are **Guidelines Only** – Rate and fees can be adjusted to make the deal work!
- Broker's Fee will be collected by IQInvest and paid to the broker upon funding
- Closed term or Open term on a 3-month interest penalty
- 2nd Mortgages - 1st Mortgages can be private
- Rates can be bought down and added to lenders fee

- **Loan size - \$25k and up**
- **Max LTV:**
 - o 80% LTV for Residential Single Detached
 - o 75% LTV for Townhouse/Condos
 - o 65% LTV for Commercial
 - o 60% LTV for Construction (Term – Max 12 months)
 - o 50% LTV for Land

Documents for Submission

- Detailed synopsis of the client and the reason for the loan
- Updated Expert Filogix application
- 2 IDs (not expired)
- Purchase and Sale Agreement (for new purchases)
- All current mortgage details (lender, rate & terms); information or payout statements (any mortgage in arrears) or postponement letters
 - what's the penalty to break, cash back and/or global limits on secured lines of credit or secured visas
- Property tax certificate - Any property tax arrears must be paid from proceeds
- Utility bills
- Credit Report/Bureau – ensure all assets and liabilities listed on the credit bureau are noted on your deal
- Source of down payment and proof

SUBMIT YOUR DEAL

Email: info@iqinvest.ca

FOR MORE INFORMATION:

www.iqinvest.ca

Call: 888.293.8040

Your Partner for Mortgage Solutions