

FLEX FIRST MORTGAGE



Flexible solutions when turned away by traditional lenders. Ideal for clients who are self-employed, new to Canada, new to their job, have bruised credit or have suffered a life event. We offer quick and responsive underwriting, and an easy application process, which makes Alta West Capital the clear choice for alternative lending.

PRODUCTS	RATE	COMMITMENT FEE	FINDER'S FEE	NOTES
FLEX 65				
24 Months (open after 12mth)	7.99%*	2.99%	1.00%	*Owner occupied properties only with a 600 beacon or higher and TDS under 85%. Otherwise a one-year term 8.99% rate is applied
FLEX 75				
24 Months (open after 12mth)	8.99%*	3.50%	1.00%	*Owner occupied properties only with a 600 beacon or higher and TDS under 85%. Otherwise a one-year term 9.99% rate is applied

TERMS & CONDITIONS

Income Verification (If required)	3 months bank statements, NOA, LOE, paystubs
Maximum Mortgage	Up to \$2MM (75% LTV.)
Occupancy Type	Owner occupied or rental.
Max Amortization	P&I payments up to 35 years or interest only payments.
Valuation	From approved appraisal list
1st Mortgages in BC	Over 65% LTV receives 25 bps fee discount
Rate Buy Down	Yes

LOCATION

A, B, C up to 75%
(Ontario, British Columbia & Alberta)
(See our Lending Areas page for definition)

PROPERTY TYPE

LTV	65%	75%
Single Family	✓	✓
Duplex	✓	✓
4plex	[one unit must be O/O]	
Townhouse	✓	✓
Strata Townhouse	✓	✓
Apartment Condo ¹	✓	✓ ¹

¹GTA /GVA only.
Other conditions may apply.

CONTACT OUR SALES TEAM

CANADA

ARMANDO DISERI
Chief Sales Officer
Agent, Level 2
647.915.1932
armando@awcapital.ca

NORTH EASTERN ONTARIO

SARAH LAKHANI
Business Development Manager
Agent, Level 1
647.705.9480
sarah@awcapital.ca

SOUTH WESTERN ONTARIO

SHARI COUNTRYMAN
Business Development Manager
Agent, Level 1
437.448.9465
shari@awcapital.ca

ALBERTA/BRITISH COLUMBIA

RYAN JOSEPH
Business Development Manager
403.928.5436
ryan@awcapital.ca