

# FLEX SECOND 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	NOTES
<b>FLEX 75</b>			
1 Year Purchase / Refinance	11.99%	3.50%	75% LTV, MIN 550 BEACON REASONABILITY OF INCOME & TDS
<b>FLEX 80*</b>			
1 Year Purchase / Refinance	12.75%	3.75%	80% LTV, MIN 650 BEACON VERIFIABLE INCOME REQUIRED 70% TDS MAX OWNER OCCUPIED PROPERTIES ONLY

## TERMS & CONDITIONS

<b>Income Verification</b> (If required)	3 months bank statements, NOA, LOE, paystubs
<b>Maximum Mortgage</b>	\$500,000   *\$300,000 for Flex 80
<b>Pricing</b>	- Add 50 bps to loans over \$300K Open without penalty at no extra charge.
<b>Occupancy Type</b>	Owner occupied or rental
<b>Max Amortization</b>	P&I payments up to 35 years or interest only payments. 80% LTV - 35 year amortization only
<b>Valuation</b>	From approved appraisal list
<b>Inspection</b>	Required on loans over 70%. May be waived on MLS purchases.
<b>2nd Mortgages in BC</b>	50 bps fee discount under 75% LTV

## LOCATION

**A, B, C** up to 80%\* (ON, BC, & AB)

(See our Lending Areas page for definition.)  
\*80% LTV is only for A lending areas.

## PROPERTY TYPE

LTV	65%	75%	80%
Single Family	✓	✓	✓
Townhouse/Duplex	✓	✓	✓
Apartment Condo	✓	✓ <sup>1</sup>	

<sup>1</sup>GTA/ GVA only  
Other conditions may apply.

## CONTACT OUR SALES TEAM

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