

FLEX SECOND MORTGAGE



Unlocking Possibilities, Together.™

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
FLEX 75			
1 Year Purchase / Refinance	11.99%	3.50%	75% LTV, MIN 550 BEACON REASONABILITY OF INCOME & TDS
FLEX 80*			
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

Income Verification (If required)	3 months bank statements, NOA, LOE, paystubs
Maximum Mortgage	\$500,000 *\$300,000 for Flex 80
Pricing	- Add 50 bps to loans over \$300K Open without penalty at no extra charge.
Occupancy Type	Owner occupied or rental
Max Amortization	P&I payments up to 35 years or interest only payments. 80% LTV - 35 year amortization only
Valuation	From approved appraisal list
Inspection	Required on loans over 70%. May be waived on MLS purchases.
2nd Mortgages in BC	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	✓	✓ ¹	

¹GTA/ GVA only
Other conditions may apply.

CONTACT OUR SALES TEAM

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