

FLEX SECOND MORTGAGE

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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.

FLEX 65	FLEX 70	FLEX 75	FLEX 80
9.99% 1 Year Purchase / Refinance	10.99% 1 Year Purchase / Refinance	11.49% 1 Year Purchase / Refinance	11.99% 1 Year Purchase / Refinance
(ON/AB) (BC) 2.50% 2.00% Lender Fee	(ON/AB/BC) 2.50% Lender Fee	(ON/AB/BC) 2.50% Lender Fee	(ON/AB/BC) 2.99% Lender Fee
NOTES 65% LTV, min 550 beacon Reasonability of income & TDS	NOTES 70% LTV, min 550 beacon Reasonability of income & TDS	NOTES 75% LTV, min 550 beacon Reasonability of income & TDS	NOTES 80% LTV, min 640 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 the rate for 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.

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 - Case by case basis
Other conditions may apply.

CONTACT OUR SALES TEAM

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