

Aveo makes home ownership accessible to more Canadians.

<b>Purpose</b>	Located in selected Urban & Business Centres in British Columbia and Ontario – refer to Flex 65 Product Features or speak to your Regional Manager.
<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Owner occupied (maximum 2 units) and Rental (maximum 5 units).</li> <li>• Prime marketable residential real estate with demonstrated ongoing re-sale demand.</li> <li>• Property must have a remaining economic life &gt; requested amortization + 5 years</li> </ul>
<b>Term</b>	1 year fixed open and 1, 2 and 3 year fixed closed
<b>Rate</b>	<ul style="list-style-type: none"> <li>• Fixed</li> <li>• Rate hold is 10 days from date of approval (60 days from date of approval with signed commitment)</li> </ul>
<b>Prepayment Penalty</b>	<ul style="list-style-type: none"> <li>• Fully open</li> <li>• No prepayment penalties</li> </ul>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>• \$250,000 to \$1,500,000.00</li> <li>• Up to \$2,000,000.00 will be considered case by case with maximum LTV of 50%.</li> </ul>
<b>Down Payment</b>	<ul style="list-style-type: none"> <li>• Confirmable on deposit with a recognized Canadian financial institution for a minimum of 90 days.</li> </ul>
<b>Credit History</b>	<ul style="list-style-type: none"> <li>• No minimum beacon score</li> <li>• Bankruptcy must be discharged prior to funding</li> <li>• Maximum 2 Major Credit Events (bankruptcy, consumer proposal, credit counselling) discharged, no real estate involved.</li> <li>• Consumer proposal must be paid out in full:             <ul style="list-style-type: none"> <li>◦ prior to advance (for purchases)</li> <li>◦ from proceeds (for refinances)</li> </ul> </li> </ul>
<b>Maximum LTV</b>	<ul style="list-style-type: none"> <li>• Up to 65% LTV</li> </ul>
<b>Second Mortgages</b>	<ul style="list-style-type: none"> <li>• Independent second mortgages allowed up to 80% combined LTV</li> </ul>
<b>Amortization</b>	<ul style="list-style-type: none"> <li>• Minimum: 10 years</li> <li>• Maximum: 30 years</li> </ul>
<b>GDS/TDS</b>	<ul style="list-style-type: none"> <li>• Maximum 42 / 50 %</li> <li>• Maximum 60 / 70% for strong files with substantial net worth</li> </ul>
<b>Income Confirmation</b>	<ul style="list-style-type: none"> <li>• Standard income confirmation</li> <li>• 95% subject gross rental offset (subject) / 95% subject gross less PITH (non subject)</li> <li>• Flexible income confirmation options available with proof of source and sustainability</li> </ul>
<b>Payment Options</b>	<ul style="list-style-type: none"> <li>• Monthly, bi-weekly, weekly (accelerated)</li> </ul>
<b>Property Taxes</b>	Taxes are collected by CMLS Financial and paid on borrower's behalf.
<b>Appraisal</b>	Subject to CMLS Financial Approved Appraiser List through SOLIDIFI or RPS
<b>Lending Locations</b>	<ul style="list-style-type: none"> <li>• British Columbia : Greater Vancouver Area, Kelowna, Greater Victoria Area, Nanaimo &amp; Parksville.</li> <li>• Ontario : Greater Toronto Area, Barrie, Hamilton Region, Grimsby, St. Catherine's, Kitchener, Waterloo, Cambridge, Guelph, London, Ottawa</li> </ul>

V2.3.1.1.2021