

AVEO makes home ownership accessible to more Canadians.

Loan & Property Purpose	<ul style="list-style-type: none"> • Purchase, refinance • Owner occupied & second homes
Ontario Only Lending Locations & Sliding Scale	<ul style="list-style-type: none"> • Ontario Only • <u>Greater Toronto Area:</u> <ul style="list-style-type: none"> ○ 80% of the first \$2,000,000 & 50% of remainder • <u>Populations of 100,000 +:</u> <ul style="list-style-type: none"> ○ 80% of the first \$1,500,000 & 50% of remainder • <u>Populations of 30,000 +:</u> <ul style="list-style-type: none"> ○ 80% of the first \$1,000,000 & 50% of remainder • <u>Populations < 30,000:</u> <ul style="list-style-type: none"> ○ 80% of first \$800,000 & 50% of remainder
Rate Hold	<ul style="list-style-type: none"> • Rate hold is 90 days from submission
Loan Amount	<ul style="list-style-type: none"> • Minimum loan amount \$100,000 • Loans greater than \$1,000,000 considered on a case-by-case basis, sliding scale applies
Down Payment	<ul style="list-style-type: none"> • Confirmable on deposit with a recognized Canadian financial institution with 90 days history on funds • Gifted down payment from immediate family members acceptable
Equity Take Out	<ul style="list-style-type: none"> • Maximum cash out of \$200,000.00 exceptions considered on a case-by-case basis
Terms & Qualification	<ul style="list-style-type: none"> • Greater of BOC or Contract + 2% • 600+ Beacon <ul style="list-style-type: none"> ○ 80% LTV ○ 55 / 60% GDS / TDS • 500+ Beacon <ul style="list-style-type: none"> ○ 65% LTV ○ 45 / 50% GDS / TDS
Income	<ul style="list-style-type: none"> • Traditional full income confirmation
Amortization	<ul style="list-style-type: none"> • Maximum: 30 years
Payment Options	<ul style="list-style-type: none"> • Monthly, bi-weekly, weekly (accelerated)
20% Prepayment Privilege	<ul style="list-style-type: none"> • Annual lump sum up to 20% of the original principal amount (min \$500) • Unused portion cannot be carried forward • Not available on 1 year terms

Prepayment Penalty	<ul style="list-style-type: none"> • Early payout amounts are based on which year of the mortgage the customer is in <ul style="list-style-type: none"> ○ Year 1 = 3% x principal amount being prepaid ○ Year 2 = 2% x principal amount being prepaid year ○ 3 = 1% x principal amount being prepaid • 5 year greater of 3 months interest or interest rate differential (based on CMLS Financial published rate)
Appraisal	Subject to CMLS Financial Approved Appraiser List or through SOLIDIFI, RPS or Value Connect
Property Taxes	Taxes are collected by CMLS Financial and paid on borrower's behalf
Application Fee	<ul style="list-style-type: none"> • No fees for 5 year fixed • 1% of loan amount for 1, 2 and 3 year fixed
Disclaimer	<ul style="list-style-type: none"> • This a membership mortgage and the name of the partner will be disclosed at the time of commitment • The consent to disclosure and use of information document, which forms part of the mortgage commitment, must be signed • The partner is disclosed at this time • CMLS will complete the membership application – there is no fee or financial obligation towards the partner • There is no obligation to obtain any other financial products