

CMLS Financial is one of Canada's largest independently owned mortgage services companies. Built on innovation, dedicated customer care and new technologies. We are proud to be Canada's Mortgage Company™ since 1974.



<p><b>Who is Eligible</b></p>	<ul style="list-style-type: none"> <li>• Short term Bridge Financing is to be used to help borrowers who are obtaining mortgage financing with CMLS Financial</li> <li>• CMLS Financial does not provide Bridge Financing to borrowers who have not committed to take a CMLS Financial mortgage product</li> <li>• Interim financing will only be considered for strong borrowers - excellent credit, strong covenant, and typically straight forward applications</li> <li>• Purchase property is typically in the same price range as house being sold, LTV on purchase can range from 50% to 95%; must be readily marketable properties</li> <li>• Combined LTV not to exceed 90%</li> </ul>
<p><b>Required Documents</b></p>	<p>Sale: (Must be MLS Listed)</p> <ul style="list-style-type: none"> <li>• Copy of firm offer to purchase outlining deposit, waiver of conditions and any amendments</li> <li>• Current MLS Listing</li> <li>• Mortgage payout or assumption statement</li> <li>• Confirmation of real estate fees (including GST), listing agreement will suffice</li> <li>• Solicitor to provide confirmation that fire insurance will remain in place for the duration of the loan</li> </ul> <p>Purchase: (Must be MLS Listed)</p> <ul style="list-style-type: none"> <li>• Copy of firm offer to purchase, waiver of conditions and any amendments</li> <li>• Copy of deposit cheque</li> <li>• Exception to MLS listing must be approved by CMLS Financial</li> </ul> <p>Solicitor acting on purchase transaction must also be acting on sale transaction</p>
<p><b>Security Requirements</b></p>	<ul style="list-style-type: none"> <li>• A firm sale agreement for the existing home is required (waivers must be on file for all removed conditions)</li> <li>• Borrower must sign a promissory note</li> <li>• Solicitor to register a second mortgage on both properties if term ≥30 days or amount ≥\$100K</li> </ul>
<p><b>Processing an Application</b></p>	<p>Bridge Loan Request Form is required to be completed: <a href="https://www.cmls.ca/brokers/download-resource?id=78">https://www.cmls.ca/brokers/download-resource?id=78</a></p> <ul style="list-style-type: none"> <li>• The borrower(s) must complete the bridge loan documentation at Solicitor's office</li> <li>• Borrower(s) must provide CMLS Financial with all supporting documentation required to satisfy the conditions of the mortgage approval 5 days prior to the advance</li> <li>• Confirmation of sufficient funding required before application can be signed off</li> </ul>
<p><b>Funding</b></p>	<ul style="list-style-type: none"> <li>• Bridge Loan Assignment, Direction and Mortgage Agreement, Bridge Loan Commitment, and Bridge Loan Report &amp; Request for Funds will be prepared and sent to Solicitor</li> <li>• Solicitor must acknowledge the documents. The net sale proceeds from the existing home are directed to CMLS Financial to repay the Bridge Loan.</li> <li>• The documents are to be signed by all borrower(s) involved in both the purchase and/or sale transactions, in the presence the Solicitor</li> <li>• Solicitor must conduct a title search to confirm the encumbrances on title are as have been indicated by the borrower and provide a copy of the payout statement</li> </ul>

<b>Proceeds</b>	Loan proceeds are advanced 'in trust' to borrower's solicitor, subject to the terms and conditions of the Letter of Direction.
<b>Fees</b>	<p>Loan is at Prime + 4%. Administration fee to set up the bridge loan is as follows:</p> <ul style="list-style-type: none"> <li>• Bridge loans from \$10K-\$150K have a fee of \$250</li> <li>• Bridge loans from \$151K-\$300K have a fee of \$500</li> <li>• Bridge loans from \$301K-\$600K have a fee of \$750</li> <li>• Bridge loans over \$600K have a fee of \$1,000</li> </ul>