



aspire to own

Broker Info Kit
Servicing Contact: 1 888 995 2657

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Purpose	Purchase and Refinance
Property Type	<ul style="list-style-type: none"> Owner occupied, second homes and rentals Located in select markets in British Columbia, Alberta, Saskatchewan, Manitoba and Ontario. Prime marketable residential real estate with demonstrated ongoing re-sale demand. Property must have a remaining economic life equal to or greater than the requested amortization of the mortgage.
Loan Amount	<ul style="list-style-type: none"> \$100,000 to \$1,500,000, exceptions to \$2,000,000 (GVA, GTA, and Victoria) Geographic and credit restrictions apply
Term	<ul style="list-style-type: none"> 1, 2 and 3 year closed
Rate	<ul style="list-style-type: none"> Fixed Rate hold is 120 days for purchases, 90 days for refinances Commitment must be signed within 10 days from the date of approval
Down Payment	<ul style="list-style-type: none"> Standard Down Payment Requirements, full details CLICK HERE
Equity Take Out	<ul style="list-style-type: none"> Maximum cash out of \$200,000.00. <i>Exceptions considered on case by case basis.</i>
Maximum LTV	<ul style="list-style-type: none"> Up to maximum 80% LTV LTV includes application fee
Credit History	<ul style="list-style-type: none"> Minimum Beacon 550 Bankruptcy must be discharged Consumer proposal must be paid out in full: <ul style="list-style-type: none"> o prior to advance (for purchases) o from proceeds (for refinances)
Second Mortgages (Behind AVEO 1st mortgage)	<ul style="list-style-type: none"> Independent second mortgages allowed up to 80% combined LTV AVEO first mortgage max 65% LTV
Amortization	<ul style="list-style-type: none"> Minimum: 10 years Maximum: 30 years
GDS/TDS	<ul style="list-style-type: none"> 45/50% OR 50/50% - LTV up to 80%* 55/55% OR 60/60% - LTV up to 65%* *Location of property will determine which program above your deal will qualify for
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 term.
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"> o Year 1 = 3% x principal amount being prepaid o Year 2 = 2% x principal amount being prepaid o Year 3 = 1% x principal amount being prepaid
Appraisal	Subject to CMLS Financial Approved Appraiser List through SOLIDIFI or RPS
Property Taxes	Taxes are collected by CMLS Financial and paid on borrower's behalf.
Application and Finder's Fees	<ul style="list-style-type: none"> For all terms standard 1% application fee Upon request, application fees may be increased up to maximum 2% with half the fee payable as finders fee

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Property Type	<ul style="list-style-type: none"> Owner occupied, second homes and rentals Located in select markets in British Columbia, Alberta, Saskatchewan, Manitoba and Ontario. Prime marketable residential real estate with demonstrated ongoing re-saledemand. Property must have a remaining economic life equal to or greater than the requested amortization of the mortgage.
Loan Amount	<ul style="list-style-type: none"> \$100,000 to \$1,500,000, exceptions to \$2,000,000 (GVA, GTA, and Victoria) Geographic and credit restrictions apply
Term	<ul style="list-style-type: none"> 1, 2 and 3 year closed
Rate	Fixed, Rate hold is 10 days from date of approval (60 days from date of approval with signed commitment)
Down Payment	<ul style="list-style-type: none"> Can be fully gifted Confirmable on deposit with a recognized Canadian financial institution
Lending Area	<ul style="list-style-type: none"> Major and medium urban locations
Maximum LTV	<ul style="list-style-type: none"> Up to maximum 80% LTV for major urban locations Up to maximum 75% LTV for medium urban locations or beacon < 620
Credit	<ul style="list-style-type: none"> Minimum beacon 600 Major credit events (bankruptcy, consumer proposal, credit counselling, orderly payments) must be discharged for minimum 1year with reestablished credit
Documentation	<ul style="list-style-type: none"> AVEO Business for Self-Income Declaration Form Proof of Business for Self (one of the following): <ul style="list-style-type: none"> Articles of Incorporation (including information of all current shareholders and directors) HST Registration and/or Returns Current Business Registration or License Minimum 6 or 12 months bank statements confirming revenue and expenses Minimum 3 invoices, receipts and/or contracts to support income declared as appropriate Recent Statement of Account and a Statutory Declaration signed at the lawyers office to confirm income taxes are up to date Proof of business for Self for 2 years for 80% LTV – 1 year BFS for 65% LTV considered
Commissioned Income	<ul style="list-style-type: none"> Average of two years T4A income used to qualify with no deductions Realtors, mortgage brokers, insurance agents
Risk Mitigation	<ul style="list-style-type: none"> Additional documentation may be requested based on overall risk (Most recent Notice of Assessment, full copy of T1General(s), accountant prepared Higher risk loans may include but not limited to: <ul style="list-style-type: none"> LTV greater than 75% or beacon less than 620 Qualified business for self-income greater than \$100,000.00
Amortization	<ul style="list-style-type: none"> Minimum: 10 years Maximum: 30 years
GDS/TDS	<ul style="list-style-type: none"> 45/50% OR 50/50% - LTV up to 80%* 55/55% OR 60/60% - LTV up to 65%* <p>*Location of property will determine which program above your deal will qualify for</p>
Payment Options	Monthly, bi-weekly, weekly (accelerated)
Prepayment Privilege	Annual lump sum up to 20% of the original principal amount (min \$500)Unused portion cannot be carried forward. Not available on 1 year term
Prepayment Penalty	Early payout prepayment penalty amounts are based on whichyear of the mortgage the customer is in: <ul style="list-style-type: none"> Year 1 = 3% x principal amount beingprepaid Year 2 = 2% x principal amount beingprepaid Year 3 = 1% x principal amount beingprepaid
Appraisal	Subject to CMLS Financial Approved Appraiser List through SOLIDIFI or RPS
Property Taxes	Taxes are collected by CMLS Financial and paid on borrower's behalf

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Purpose	Purchase and Refinance
Property Type	<ul style="list-style-type: none"> Owner occupied, Owner Occupied Rentals, Second Homes only Available only in Ontario – Major Centres only. Medium locations on case by case basis (<i>minimum 5,000 population and 50km from population centre of minimum 30,000</i>) Prime marketable residential real estate with demonstrated ongoing re-sale demand Well & Septic acceptable
Term	1, 2, 3, and 5 year fixed closed
Rate	<ul style="list-style-type: none"> Fixed Rate hold is 120 days from date of approval
Loan Amount	<ul style="list-style-type: none"> \$100,000 to \$750,000. (Up to \$1,000,000 in the Greater Toronto Area) Loans greater than \$1,000,000 may be available on case-by-case basis. Sliding scale applies
Down Payment	<ul style="list-style-type: none"> 10% minimum from own resources, non-borrowed Confirmable on deposit with a recognized Canadian financial institution
Equity Take Out	<ul style="list-style-type: none"> Maximum cash out of \$200,000.00
Credit History	<ul style="list-style-type: none"> Minimum 600 beacon and 2 trade lines reporting for 2 years for all borrowers where income used to qualify. One form of alternative credit may be considered No derogatory trades or mortgage financing in last the 12 months Any outstanding judgements, collections or current derogatory trades must be confirmed paid prior to funding Major Credit Events (Bankruptcy / Consumer Proposal / Credit Counselling) – Minimum 680 beacon <ul style="list-style-type: none"> Minimum 2 years discharged Minimum 2 trades re-established for at least 2 years
Income	<ul style="list-style-type: none"> Traditional full income confirmation Rental Income: 50% gross added to income
Maximum LTV	<ul style="list-style-type: none"> Up to maximum 80% LTV
Second Mortgages	<ul style="list-style-type: none"> Independent second mortgages allowed up to 80% combined LTV
Amortization	<ul style="list-style-type: none"> Minimum: 10 years Maximum: 30 years
GDS/TDS	<ul style="list-style-type: none"> 1, 2, 3 year fixed closed terms-qualify on contract – ratios 45/50 over 30 years plus 1% lender fee 5 year fixed closed term has a 1% stress test – ratios must be 39/44 over 30 years – no lender fee
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 \$100).
Prepayment Penalty	<ul style="list-style-type: none"> Greater of 3 months interest or Interest Rate Differential (based on CMLS Financial published rate). For fixed rate terms > 5 years, if prepayment occurs after the first 5 years of the term, only a prepayment charge of 3 months interest calculated on the outstanding loan amount is applicable.
Appraisal	Subject to CMLS Financial Approved Appraiser List through SOLIDIFI or RPS
Property Taxes	Taxes are collected by CMLS Financial and paid on borrower's behalf.
Application Fee	<ul style="list-style-type: none"> Not applicable 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.

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Purpose	Purchase and Refinance
Property Type	<ul style="list-style-type: none"> Single family, duplex, triplex, fourplex, townhouse, apartment/condo Property must be registered in personal name
Loan Amount	<ul style="list-style-type: none"> \$100,000 to \$1,500,000, exceptions to \$2,000,000 (GVA, GTA, and Victoria) Geographic and credit restrictions apply
Term	<ul style="list-style-type: none"> 1, 2 and 3 year closed
Rate	<ul style="list-style-type: none"> Fixed Rate hold is 10 days from date of approval (60 days from date of approval with signed commitment)
Down Payment	<ul style="list-style-type: none"> Standard Down Payment Requirements, full details CLICK HERE
Maximum LTV	<ul style="list-style-type: none"> Maximum 80% LTV
Income	<ul style="list-style-type: none"> Proven income and BFS stated income
Credit	<ul style="list-style-type: none"> Minimum beacon 600 (one applicant)
Lending Area	<ul style="list-style-type: none"> Population minimum of 25,000 and/or Major urban centres, full lending list CLICK HERE
Amortization	<ul style="list-style-type: none"> Minimum: 10 years Maximum: 30 years
GDS/TDS	<ul style="list-style-type: none"> 45% / 50%
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 term.
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
Rental Income Confirmation	<ul style="list-style-type: none"> Acceptable Documentation (one of the following): <ul style="list-style-type: none"> Lease Agreements(s) and 3 months bank statements Economic rent established by accredited appraiser T1 General supported by Notice of Assessment Qualification: <ul style="list-style-type: none"> Subject – 100% of rental income added to gross income Non Subject – use AVEO Rental Worksheet
Appraisal	Subject to CMLS Financial Approved Appraiser List through SOLIDIFI or RPS
Property Taxes	Taxes are collected by CMLS Financial and paid on borrower's behalf.
Finder's Fees	<ul style="list-style-type: none"> For all terms standard 1% application fee and 50bps finders fee Upon request, application fees may be increased up to maximum 2% with half the fee payable as finders fee

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

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Program Highlights	<ul style="list-style-type: none"> • Pure equity deals, up to 65% • Bundle mortgages available up to 80% LTV • Low lender closing cost \$350-\$500 (borrower also responsible for own legal costs) • *Quick close deal pricing to be determined on a case by case basis • No income docs
Our Service	<ul style="list-style-type: none"> • 3 hour response • \$500 retainer • No hidden fees
Product Guide	<ul style="list-style-type: none"> • Alternative First Mortgages Only
LTV	<ul style="list-style-type: none"> • Up to 65% LTV, bundle mortgage available up to 80%
Fees	<ul style="list-style-type: none"> • Starting at 1% lender fee
Term	<ul style="list-style-type: none"> • 12 Months Open
Rate	<ul style="list-style-type: none"> • Contact Steve bellow to get a quote
Lending Area	<ul style="list-style-type: none"> • Available in Ontario and British Columbia MAJOR locations ONLY with populations of 100,000 plus
Options	<ul style="list-style-type: none"> • Customize your rate & fee • Combine broker & lender fees • Prepaid interest
Underwriting Guidelines	<ul style="list-style-type: none"> • Loan sizes up to \$750,000, discuss for exceptions on higher loan sizes • CMLS Alternative Solutions appraiser list

V2B2021

DO NOT SUBMIT DEALS TO AVEO YOU MUST DISCUSS YOUR DEAL WITH STEVE FARRUGIA OR YOUR REGIONAL MANAGER FIRST FOR INSTRUCTION AND ELIGIBILITY

CONTACT

STEVE FARRUGIA
Manager, Business Development
Ontario

CMLS Alternative Solutions
T 1-855-526-8439
F 416-646-1009

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Location	Owner Occupied	BFS Bank Statement	Rental	<ul style="list-style-type: none"> • Minor * Max 65% LTV • Minor BFS Bank Statement Min 600 Beacon
Major Urban	✓	✓	✓	
Medium Urban	✓	✓	X	
Minor Urban	✓	✓	X	

BRITISH COLUMBIA

Major Urban 80% LTV	Medium Urban 80% LTV	Minor Urban 80% LTV
<ul style="list-style-type: none"> • Abbotsford • Aldergrove • Burnaby • Campbell River • Central Saanich • Chilliwack • Colwood • Coquitlam • Courtenay • Delta • Esquimalt • Fort Langley • Highlands • Kamloops • Kelowna • Langford • Langley • Maple Ridge • Metchosin • Mission • Nanaimo • New Westminster • North Saanich • North Vancouver • Oak Bay • Penticton • Port Coquitlam • Port Moody • Prince George • Richmond • Saanich • Surrey • Tsawwassen • Vancouver • Vernon • Victoria • View Royal • West Kelowna • West Vancouver • White Rock 	<ul style="list-style-type: none"> • Anmore • Bowen Island • Comox • Cranbrook • Duncan • Gibsons • Lake Country • Lillooet • Osoyoos • Peachland • Parksville • Pitt Meadows • Powell River • Salt Spring island • Sechelt • Sidney • Sooke • Squamish • Summerland • Whistler 	<ul style="list-style-type: none"> • 100 Mile House* • Agassiz • Alexis Creek* • Armstrong • Atlin* • Bamberton • Belcarra • Blind Bay • Castlegar • Chemainus • Cobble Hill • Coldstream • Colebrook • Creston • Dawson Creek • Deroche • Fernie • Fort Nelson* • Fort St. John • Gold River* • Golden • Hope • Invermere • Kimberley • Kitimat • Ladysmith • Lions Bay • Merritt • Nelson • Port Alberni • Port Edward* • Prince Rupert • Qualicum Beach • Queen Charlotte* • Quesnel • Radium • Revelstoke • Rossland* • Salmon Arm • Shawnigan Lake • Smithers • Terrace • Trail • Whytecliff • Williams Lake

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ALBERTA

Major Urban 80% LTV	Minor Urban Centre 80% LTV
<ul style="list-style-type: none"> • Airdrie • Calgary • Cochrane • Edmonton • Grand Prairie • Leduc • Lethbridge • Lloydminster • Medicine Hat • Okotoks • Red Deer • St. Albert • Sherwood Park • Spruce Grove 	<ul style="list-style-type: none"> • Acheson • Ardrossan • Athabasca* • Balzac • Barrhead* • Beaumont • Beaverlodge • Beiseker* • Bezanson* • Blackfalds • Bon Accord • Bonnyville • Bowden • Bragg Creek • Brooks • Calmar • Canmore • Camrose • Carbondale • Cardiff • Cardston* • Carstairs • Chestermere • Claresholm • Coaldale • Coalhurst • Cold Lake • Conrich • Crossfield • Dalemead • De Winton • Delacour • Devon • Didsbury • Drayton Valley • Drumheller • Dunmore • Edson • Fort Chipewyan* • Fort Fitzgerald* • Fort Macleod • Fort McMurray • Fort Saskatchewan • Gibbons • Hanna* • High Level* • High River • Hinton • Innisfail • Lacombe • Lancaster Park • Namao • Nisku • Penhold • Priddis • Fort McMurray • High River • Lacombe • Lancaster Park • Langdon • Lyalta • Millarville • Morinville • Namao • Nanton* • Nisku • Olds • Peace River • Penhold • Pickardville* • Ponoka • Priddis • Raymond • Redcliff • Rocky Mountain House • Sexsmith* • Slave Lake • Springbrook • St. Albert • St. Paul • Stettler • Stony Plain • Strathcona • Strathmore • Sundre • Sylvan Lake • Taber • Tofield* • Turner Valley • Vegreville • Vermilion* • Villeneuve • Wainwright • Westlock* • Wetaskiwin • Whitecourt

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SASKATCHEWAN

Major Urban 80% LTV	Medium Urban 80% LTV	Minor Urban 80% LTV
<ul style="list-style-type: none"> • Lloydminster • Moose Jaw • Prince Albert • Regina • Saskatoon 	<ul style="list-style-type: none"> • Estevan • Martensville • North Battleford • Swift Current • Warman • Yorkton 	<ul style="list-style-type: none"> • Aberdeen • Asquith • Assiniboia* • Balgonie • Battleford* • Beaufort Vista* • Carlyle* • Clavet • Dalmeny • Dundurn • Edenwold • Fort Qu'Appelle* • Grand Coulee • Grandora • Humboldt • Kindersley*
		<ul style="list-style-type: none"> • Langham • Lumsden • Maple Creek* • Meadow Lake • Melfort • Nipawin* • Osler • Pense • Pilot Butte • Regina Beach* • Sherwood • Vanscoy • Weyburn • White City • Whitecap • Zehner

MANITOBA

Major Urban 80% LTV	Medium Urban 80% LTV	Minor Urban 80% LTV
<ul style="list-style-type: none"> • Brandon • Winnipeg 	<ul style="list-style-type: none"> • Headingly • Portage La Prairie • Richot • Rosser • Selkirk • Springfield • St. Clements • St. Francois Xavier • St. Paul • Steinbach • Tache • Thompson • Winkler 	<ul style="list-style-type: none"> • Alton • Beausejour • Cartier • Dauphin • Flin Flon • La Salle • Lorette • MacGregor* • Morden • Neepawa* • Niverville • Norway House*
		<ul style="list-style-type: none"> • Oak Bluff • Oakbank • Saint Boniface • Saint James • Souris* • Ste Anne • Stonewall • Stony Mountain • Swan River* • The Pas • Transcona • Virden*

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ONTARIO

Major Urban 80% LTV		Medium Urban 80% LTV	
<ul style="list-style-type: none"> • Ajax • Ancaster • Angus • Aurora • Barrie • Belleville • Bolton • Bowmanville • Bradford • Brampton • Brantford • Brooklin • Burlington • Caledon • Cambridge • Chatham –Kent • Clarington • Cornwall • Courtice • Cumberland • Dunrobin • East Gwillimbury • Etobicoke • Flamborough • Fort Erie • Georgetown • Greely • Grimsby • Gloucester • Guelph • Hamilton • Innisfil • Kanata • Keswick • Kingston • Kitchener • Kleinburg • Lakeshore • LaSalle • Leamington • London • Manotick • Maple 	<ul style="list-style-type: none"> • Markham • Middlesex County • Milton • Mississauga • New Tecumseth • Newmarket • Niagara Falls • North Bay • North York • Oakville • Orangeville • Orillia • Orleans • Oshawa • Ottawa • Guelph • Peterborough • Pickering • Richmond Hill • Sarnia • Sault Ste. Marie • Scarborough • St. George • St. Catharines • St. Thomas • Stittsville • Stoney Creek • Stouffville • Stratford • Sudbury • Thornhill • Thunder Bay • Timmins • Toronto • Vaughan • Waterloo • Welland • West Carleton • West Gwillimbury • Whitby • Windsor • Woodbridge • Woodstock • York 	<ul style="list-style-type: none"> • Acton • Almonte • Amherstburg • Arnprior • Ayr • Baden • Beamsville • Breslau • Binbrook • Caledonia • Casselman • Carleton Place • Claremont • Coburg • Collingwood • Dorchester • Dundas • Elmira • Elora • Embrun • Erin • Fergus • Fonthill • Hannon • Heidleberg • Holland Landing • Ilderton • Ingersoll • Kemptville • Kingsville • Komoka • Limoges • Lincoln • Lindsay • Mannheim • Metcalfe • Midhurst • Midland • Morriston • Mount Hope • Napanee • Navan • Newcastle • Niagara on the Lake 	<ul style="list-style-type: none"> • New Dundee • New Hamburg • Osgoode • Owen Sound • Paris • Pembroke • Penetanguishene • Perth • Petawawa • Renfrew • Rockland • Rockwood • Russell • Shelburne • Simcoe • Smith Falls • Smithville • Springwater • St. Clements • St. Jacobs • Strathroy • Sutton • Tecumseh • Thorold • Uxbridge • Waterdown • Wasaga Beach

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Minor Urban 80% LTV		Minor Urban 80% LTV		Minor Urban 80% LTV	
<ul style="list-style-type: none"> • Alfred and Plantagenet • Algonquin Highlands* • Allanburg • Allenford • Alliston • Alma • Alvinston* • Alymer • Ameliasburg • Amherstview • Appin • Arkona • Arthur • Athens* • Atwood* • Ayton* • Azilda • Baileboro • Bala* • Baltimore* • Bath • Battersea • Baysville* • Beaverton • Belle Ewart • Bell River • Belmont • Blenheim • BleazardValley • Blue Mountain • Bobcaygeon • Borden • Bothwell* • Bracebridge • Braeside • Brechin • Bridgenorth • Bright • Brighton • Brimley • Britannia • Brock • Brockville • Brownsville • Bruce Peninsula • Camp Borden • Campbellcroft • Campbellford • Campden • Canfield • Cannington† • Capreol* • Carp • Carrying Place • Cayuga • Cedar Springs 	<ul style="list-style-type: none"> • CentralElgin • Chatsworth • Chelmsford • Cherry Valley • Chippawa • Churchill • Clarence Creek • Clarkson • Clifford* • Cochran • Codrington • Colborne • Coldwater • Concord • Coniston • Conmee* • Consecon • Constance Bay • CopperCliff • Corbeil* • Corbyville • Crediton • Creemore • Creighton • Crysler • Crystal Beach • Cumberland Beach • Deep River* • Delhi • Demorestville • Denfield • Deseronto* • Douro – Dummer • Dover Centre • Drayton • Dresden* • Drumbo • Dryden • Dunnville • Dunsford* • Dutton • Dwight* • Edgar • Elliott lake • Elmvale • Embrun • Emerald • Emo* • Ennismore • Eramosa • Espanola • Essex • Falconbridge • Fenelon Falls* • Flamorough • Flesherton* • Floradale Fort • Frances 	<ul style="list-style-type: none"> • Foxboro • Frankford • Galt • Gananoque • Garson • Goderich • Georgian Bay • Georgina • Gillies • Glenburnie • Glencairn • Glencoe • Godfrey • Gormely • Gorrie* • Grafton* • Gravenhurst • Grey Highlands • Hagersville • Haldimand • Haliburton • Hanmer • Hanover • Harriston* • Havelock • Hawkesbury • Hawkestone • Hillsdale • Huntsville • Ingersoll • Ingolf* • Inverary • Jacksons Point • Jarvis* • Kakabeka Falls • Kapuskasing • Kawartha Lakes • Keene • Keewatin* • Kenora • Kilworthy • Kincardine • King • King City • Kirkland Lake • Lady Evelyn • Smoothwater* • Lakefield • Lambton Shore • Lanark* • Landsdowne • Latimer • Leamington • Lefroy • Listowel • Little Britain • Lively • Long Beach 	<ul style="list-style-type: none"> • Lyn • Lyndhurst • Lyndhurst • Mackenzie • Mactier* • Madoc • Mallorytown • Malton • Mansfield • Maple Leaf • Marathon* • Markstay* • Marlbank • Marmora • Marysville • Massey* • Matinenda* • Meaford • Melancthon* • Melbourne • Millhaven • Mimico • Minden • Minesing • Minto • Mitchell* • Mono • Mount Brydges • Mount Elgin • Mount Forest • Mountain • Mulmur • Nanticoke • Naughton • Neebing* • Nepanee • New Hamburg • New Liskeard • New Lowell • Newburgh • Newbury* • Newport • Nobel* • Nobleton • North Augusta • North Dumfries • North Gower • North Grenville • Norwood • Norwich • O'Connor* • Odessa • Oliver Paipoonge • Omemee • Oro-Medonte • Palmerston* • Parkhill • Parry Sound 	<ul style="list-style-type: none"> • Pass Lake* • Pelham • Petersburg • Petrolia • Picton • Plantagenet • Point Aux Roches • Porcupine • Port Bruce • Port Carling • Port Colborne • Port Credit • Port Dalhousie • Port Dover • Port Elgin • Port Hope • Port Lambton • Port Maitland* • Port McNicoll* • Port Perry • Port Severn • Port Stanley • Port Weller • Prescott* • Preston • Prince Edward • Princeton • Puslinch • Putnam • Queenston • Queensville • Quinte West • Ramara • Reaboro • Red Lake* • Ridgetown* • Ridgeville • Ridgeway • Rodney* • Roseneath • Roslin • Rosslyn • Ruthven • Seagrave • Seeleys Bay • Selwyn • Severn • Shakespeare • Shannonville • Sioux Lookout • Skead* • South Cayuga* • South Easthope • South Frontenac • Southwold • St. Mary • St. Pascal Baylon • Stamford 	<ul style="list-style-type: none"> • Stayner • Stevensville • Stirling • Straffordville* • Strathroy • Sturgeon Falls • Sunderland • Sutton West • Swansea • Swastika* • Sydenham • Talbotville • Tamworth • Tavistock • Thamesford • Thamesville* • Thedford • Thomasburg • Thornbury • Thorndale • Thorold • Tilbury • Tillsonburg • Timmins† • Tiny • Toledo • Town of Plymton • Wyoming • Trenton • Tweed • Tyrone • Utopia • Val Caron* • Verona • Victoria Harbour • Vienna • Wahnapiatae • Wainfleet • Walkerton • Wallace* • Wallaceburg • Wallacetown* • Warsaw • Waterford • Waubashene • Wawa* • Welland • Wellesley • Wellington • West Lorne* • West Nipissing • Weston • Whitefish* • Willowdale • Wilsonville • Winschester • Woodlawn • Woolwich

Aveo makes home ownership accessible to more Canadians.

QTEN

How viable is your deal?

We developed Aveo to be accessible to a wide range of clients. If you have a deal you would like us to finance, but are not sure whether your client qualifies, please call your Regional Manager or Underwriter to help you assess the viability of the deal.

Lending Areas*

Financing is available in the following

Major Urban Centres. Location

highlights include:

British Columbia

- Vancouver CMA
- Victoria

Alberta

- Calgary CMA
- Edmonton CMA

Saskatchewan

- Regina
- Saskatoon

Manitoba

- Winnipeg CMA

Ontario

- Toronto GTA/CMA
- Ottawa CMA
- Hamilton CMA
- Kitchener – Waterloo CMA
- Barrie

full lending list [CLICK HERE](#)

*Lending areas are listed for Major Urban Centres only; for additional information on our lending areas please see lending guidelines or contact your Regional Manager.

QTEN pricing criteria

Here is what we will need to know in order to set pricing:

1. What is the property address?
2. What is the property type and occupancy?
3. What is the LTV?
4. What is the property being used for?
5. What is the loan purpose? Purchase or refinance?
6. What is the loan amount?
7. What is the client's credit score?
8. Has the client filed for Bankruptcy or Consumer Proposal?
9. Does the client have significant unpaid collections?
10. What type of income verification can the client provide?

Once we have the answers to the QTEN, we'll be able to rapidly assess viability.

Aveo makes home ownership accessible to more Canadians.

How do you get quick turnaround on your deal submissions and make your underwriter your best friend?

The presentation of your deal and the information provided with your submission will enable you to get quick turn arounds and develop a great relationship with your underwriter if you follow all or part of suggestions below.

Make note if you spoke to an RM regarding this deal

Purchase – please include COF date expiry

TRANSACTION TYPE:

LTV: %

BEACON SCORES:

TERM:

AMORTIZATION: 30yrs

LENDER FEE: \$

RATIOS: % / %

RATE: %

DOWN PAYMENT: Provide details for all sources and details of gift if applicable and relationship of giftor

NET WORTH: \$ Very important to provide and complete in full – include any savings, RSP's RESP, TFSA, This information helps support and mitigate a deal that may be borderline if your applicant shows capacity for savings and fallback

PURPOSE / RATIONALE: Owner occupied/ rental/ second home Explain the purpose of your transaction/deal and what is being paid out with funds if any Rentals – address # of properties and how the rental income was applied to the application

CREDIT: Address any discrepancies to name, address, employer, credit gaps, past bankruptcy, consumer proposal, family responsibility, collections etc... -Address in detail any, and all late payment history with reasons and current status

INCOME:

Income – Salaried / guaranteed hours – provide details of employment, duration, position/title, overtime, bonus being used to qualify

BFS verifiable – Average of NOA's or line 150 for the past two years with mention that current bank statements available to show business is viable and on pace to make the same income

BFS stated – 6 -12 months bank statements with 2 methods to prove BFS and 3 invoices to match deposits

Commission – 2 years history of NOA or T4A

-PROVIDE list of documents can you provide to support your income

PROPERTY: Make note of any distinguishing features, location, surroundings, etc...

YOUR CONTACT INFORMATION: Very Important to provide name, phone # and email address of submitting agent so that underwriting can communicate if they have any questions.

DOCUMENT SUBMISSION – email to aveo@cmls.ca and cc your underwriter. Send in as many documents as you can upon submission of deal. Divide documents into sections for example:

Pdf #1 – income confirmation

Pdf #2 – purchase agreement and MLS

Pdf #3 – bank statements

Pdf #4 – gift letter

Do not send documents in one pdf – please separate



CONTACT INFORMATION - AVEO Sales Team

Aveo makes home ownership accessible to more Canadians.

Adele Iozzo

Regional Manager, Business Development

AVEO Channel, Ontario East

T 647 299 5322

TF 1 877 938 2657

F 1 888 464 2657

E adele.iozzo@cmls.ca

Greg Delahunty

Regional Manager, Business Development

AVEO Channel, Ottawa and Ontario East

T 613 797 7890

TF 1 877 750 2657

E greg.delahunty@cmls.ca

Paul Jardine

Regional Manager, Business Development

AVEO Channel, Ontario West

T 647 244 0890

F 1 888 464 2657

E paul.jardine@cmls.ca

Steve Maess

Regional Manager, Business Development

AVEO Channel, Prairies Calgary

T 403 991 8900

TF 1 833 849 3359

E steve.maessi@cmls.ca

Sunny Sarai

Regional Manager, Business Development

AVEO Channel, British Columbia

T 604 367 5626

TF 1 877 935 2657

E sunny.sarai@cmls.ca

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Ut Yue

**Associate Vice President, Residential
AVEO Channel, Residential Mortgages**

T 778 387 2657
TF 1 877 935 2657
F 1 888 464 2657
E ut.yue@cmls.ca

Anousone Synarong

**Manager, Underwriting, Residential
AVEO Channel, Residential Mortgages**

T 647 729 2267
F 416 646 1009
E anousone.synarong@cmls.ca

Ann Fieldsend

**Escalation Officer, Residential
AVEO Channel, Residential Mortgages**

T 604 637 0172
F 1 888 464 2657
E ann.fieldsend@cmls.ca

Aaron Cabie

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 825 910 7540
F 1 888 464 2657
E aaron.cabie@cmls.ca

Carrie Smolnick

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 587 880 6391
F 1 888 464 2657
E carrie.smolnick@cmls.ca

Courtney Leiren

**Credit Assistant, Residential
AVEO Channel, Residential Mortgages**

T 778 589 2842
F 1 604 687 8011
E courtney.leiren@cmls.ca

Gloria Kwok

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 647 245 5794
F 1 888 464 2657
E gloria.kwok@cmls.ca

Holly Garreau

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 647 715 3874
F 416 646 1009
E holly.garreau@cmls.ca

Jennifer Paquet

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 825 910 7576
F 416 646 1009
E jennifer.paquet@cmls.ca

Mary Metcalfe

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 647 715 3955
F 416 646 1009
E mary.metcalfe@cmls.ca

Sabrina Rousseau

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 647 715 3924
F 416 646 1009
E sabrina.rousseau@cmls.ca

Tarek Elsayed

**Credit Assistant, Residential
AVEO Channel, Residential Mortgages**

T 416 365 6943
F 416 646 1009
E tarek.elsayed@cmls.ca

Tracey Vance

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 647 715 3970
F 416 646 1009
E tracey.vance@cmls.ca

Zeynep Duzguner

**Underwriter, Residential
AVEO Channel, Residential Mortgages**

T 647 715 3925
F 416 646 1009
E zeynep.duzguner@cmls.ca