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Check 'em out!
 Dominion Lending Centres,
 they're a beauty!

DOMINION LENDING CENTRES
 Dominion Lending Centres YBM Group
 An Independently Owned & Operated Corporation

CMAA
 Canadian Mortgage Awards 2010
 MORTGAGE COMPANY OF THE YEAR

Refinance Program

Introduced to Canadians by Genworth, this program enables borrowers to take equity out of their homes for a variety of purposes, including asset enhancement, debt consolidation, combining a first and second mortgage, or renovations.

Acceptable loan purpose:

- Refinance transactions for repayment of existing financing, debt consolidation, renovation and asset enhancement
- Renovation loans with multiple advances are acceptable; up to four advances managed by lender or by Genworth if improvements exceed \$40,000 or 20% of initial value.

Equity removal limits

- We limit equity removal to \$200,000 (except when the loan purpose is to consolidate existing first and second mortgages, in which case the maximum LTV ratios will apply)

Loan-to-value ratio limits:

- 1 - 4 units: 85% LTV
- Secondary Homes: 85% LTV

Maximum Loan Amount

- No Maximum Amount

Eligible properties:

- Owner Occupied:
 - Maximum four units with at least one unit occupied as the principal residence
 - Existing properties (not for new construction)
- Secondary Homes:
 - Maximum 2 units
 - Maximum 85% LTV

Terms:

- Fixed, standard variable, capped variable and adjustable rate mortgages are permitted

Amortization options:

- LTV > 80%: Up to 30 years
- LTV ≤ 80%: Up to 40 years

- If a full premium is paid on the entire mortgage the amortization can be up to 30 years (i.e., currently uninsured conventional mortgages)
- Home owner can keep the same amortization remaining on the existing mortgage
 - Blended amortization (based on a weighted average of the original mortgage amortization and up to 30 years for the increased mortgage amount).

Premium rates:

The new premium payable will be the lesser of the premium as a % of the total new loan amount or the premium as a % of the top-up portion from the current loan amount There is no premium surcharge for a blended amortization.

** a .20% premium surcharge will be applied to the above premium rates for every 5 years of amortization beyond the traditional 25-year mortgage amortization period*

LTV Ratio	The Lesser of Premium as a % of:	
	Total Loan Amount	Top-up Portion
80.01 - 85 %	1.75 %	3.50 %
75.01 - 80 %	1.00 %	2.75 %
65.01 - 75 %	0.65 %	2.25 %
Up to 65 %	0.50 %	0.50 %

Borrower qualification:

- No prior bankruptcy or judgments
- No R3's in the past 24 months
- Mortgage is assumable
- Non-residing guarantors are not permitted. Non-residing co-borrowers are acceptable (must be an immediate family member and on title).
- All other existing requirements related to income and credit worthiness apply.

GDS/TDS Guidelines:

Credit Score	GDS	TDS
<680	35%	42%
680+	No limit	44%

Documentation/information requirements

- Employment and income verification required upon request
- To improve turn-around time please include the following in the comments section:
 1. Existing Genworth reference number (if applicable)
 2. Amount of new money being advanced
 3. Outstanding balance of existing mortgage

Portability

- Our mortgage default insurance is portable, so buyers can take advantage of a lender's portability plan. Refer to Portability Feature Product Overview for further details.

Assumptions/Assignments

- Mortgage is assumable subject to meeting lender guidelines.

Eligible Products **

- Alt A
- Secondary homes (Type A)
- Second Mortgages

Ineligible Products

- Cashback Equity
- Homebuyer 95
- Family Plan
- Insured Progress Advance
- New To Canada
- Purchase Plus
- Vacation homes (Type B)