

MORTGAGE CRITERIA

WealthONE Alt-A programs are available in all provinces excluding Quebec and the Territories



STANDARD GUIDELINES AND POLICIES

Standard Qualifying Guidelines

- Min \$100K, Max \$4mm
- **Sliding scale in major cities:**
 - Max 80% LTV on the 1st 1.5MM + 50% on the balance - Owner Occupied, Second Homes and Non-Condo Rentals
 - Max 75% LTV on the 1st 1.5MM + 50% on the balance - Condo Rentals
 - Max LTV also depends on the property location and population size
- **Max Ratios:**
 - 50/50 if primary applicant beacon is 680+ - Owner occupied/Rental
 - **Or** 45/45 if all applicants have beacons from 620 to 679
 - Extended ratios to 59/59 (on exception) if primary applicant beacon is 680+ - owner occupied only, in a major city and standard income qualified
- 90 rate hold on LIVE deals only
- Max 30 yr amortization
- Min credit score 620 for all applicants (hard stop no exceptions)
- 24 months history with 3 active trades

Loan to Value (LTV)

- Greater Metropolitan Areas (500K+ pop.):
 - Up to 80% LTV for Owner occupied and Non-Condo Rentals
 - Up to 75% LTV for Condo Rentals
- Minor Urban Centres (50K to 499K pop.):
 - Up to 75% LTV for Owner occupied and Non-condo Rentals
 - Up to 70% LTV for Condo Rentals
- Rural Communities (<50K pop.):
 - Up to 65% LTV for owner occupied/rental

Property Restrictions

- House - Min 575 Sq Ft
- Condo - Min 375 Sq Ft
- Hotel condos acceptable (residence section only)
- All-year round cottages/vacation homes acceptable (4 season road access)
- Acreage properties acceptable (as long 100% used for residential purposes only). **Appraised value is based on the Home + 10 Acres + Outbuildings**
- Zoning: Residential, Agricultural, Commercial and Light Industrial acceptable (as long 100% used for residential purposes only)
- No short term rentals accepted for subject property (ie: AirBnB, Bed & Breakfast, Student Rentals, Rooming House)

Consumer Proposal

- The Bank will consider applications from Borrowers who have completed a Consumer Proposal under the following conditions:
- Proposal must have been completed for 12 months at minimum
 - No late payments evident during or after the period of the proposal
 - Primary Borrower must have a minimum FICO Score of 680+;
 - Primary Borrower must have a minimum Bankruptcy Navigator Score (BNI) 955+
 - Primary Borrower must have 2 years consecutive employment income
 - A "Certificate of Full Performance" is required

Bankruptcy

- WealthONE will consider financing to individuals with previous bankruptcy if discharged and in specific situations:
- Applications from Individuals only (NO HoldCo's)
 - Applications for Owner-Occupied subject property only
 - Primary Borrower must have a minimum FICO Score 680+
 - Primary Borrower must have a minimum Bankruptcy Navigator Score (BNI) 955+
 - No repeat bankruptcies
 - Must have 3 years of clean credit since bankruptcy discharge
 - No real estate was included in the bankruptcy
 - Subject to a 25 bps rate premium

WealthONE Advantage

- Use of net business income
- Holding Company on title registration on owner occupied or rental
- Low square footage requirements
- Hotel condos (Residence section)
- Properties zoned non-residential but 100% used for residential purpose
- Flexible income document requirements
- 0.25bps rate discount on pricing with proof of High Net Worth (+\$1MM)

STANDARD DOCUMENTATION REQUIREMENTS

Property

- Full appraisal ordered by the broker via NAS/Solidifi/RPS/Value Connect
- New home warranty certificate (if applicable)

Purchase

- Proof of down payment
- Purchase and Sale Agreement with MLS listing
- Firm sale of existing property (if applicable)
- Statement of Adjustments (if applicable)

Refinance

- Property tax bill
- Mortgage statement confirming balance and no arrears

Income/Employment – Salaried

- Letter of employment and most recent paystub with most recent 2 years T1 Generals, T4s and/or Notices of Assessment

Income/Employment – (Variable - commission/bonus/parttime/overtime income)

- Letter of employment and most recent paystub with most recent 2 years T1 Generals, T4s and/or Notices of Assessment

Income – Business for Self

- Most recent 2 years FULL T1s (and T2s if incorporated)
- Most recent 2 years business financial statements
- Most recent 2 years personal NOAs
- Most recent 2 years Corporate NOAs if net business income was applied
- Proof of business ownership - business license/Articles of Incorporation
- 12 months business bank statements (if income from standard income documents insufficient for servicing)

NOTE: *Signed consent form must be submitted with mortgage application.
**Regulatory form and Disclosure Statement must be submitted prior to funding as part of fulfillment requirements.

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WealthONE Alt-A programs are available in all provinces excluding Quebec.



We also offer the following:

PROGRAMS/GUIDELINES

Business for Self - Qualified

- Up to 80% LTV for Owner occupied and Non-condo rentals/75% LTV for Condo rentals (Also location dependent)
- Use of up to 50% of 2 year avg net business income based on business financial stmts/T2s or current year if lower (100% ownership, business income must supplement personal income, not sole income)
- Min 2 years in business (exception permitted on a case by case basis)

Business for Self (Non-standard income)

- Use of non-standard income documents considered as verified income
- LTV allowance same as conventional conforming mortgage: Up to 80% LTV for Owner occupied and Non-Condo rentals and up to 75% LTV for Condo rentals
- Min 2 years in business (exception permitted on a case by case basis)

Rental Properties

SUBJECT RENTALS:

- Maximum of 10 properties per borrower with any lender including WealthONE. Maximum of 6 investment (rental) properties per borrower financed with WealthONE
 - Up to 80% LTV for Non-Condo Rental or 75% LTV for Condo Rental (Also depending on location/population)
 - Up to 4 units max
 - Holdco Registration with 100% ownership of Holdco as guarantors
 - Must be self-contained Units
 - Rate premium is 25 bps
- See full rate sheet for current rates.

Rental Income (Subject/Non-Subject)

- For Subject Rentals, use 90% of the rental income addback to income. We would factor in the heat, property taxes and other expenses (ie; condo fees, association fees, etc..) when calculating the debt service ratios.
- For Primary Residence with a rental unit, use 90% of the rental income addback to income. No other expenses are required to be deducted given the usual expenses (heat, taxes) are paid by the borrower. Rental units must be a self-contained unit with its own entrance.
- For Non-subject Rentals, use the WealthONE rental worksheet with surplus added to income or shortfall added to liabilities (90% Rental Offset calculation).

REQUIRED DOCUMENTS (IN ADDITION TO STANDARD DOCS)

Business for Self - Qualified

- Most recent 2 years business financial statements
- Most recent 2 years NOAs, Full T1 Generals and T2s if incorporated
- Proof of business ownership - business license/Articles of Incorporation

Business for Self (Non-standard income documents)

BUSINESS BANK STATEMENTS

- 12 months business bank statements
- Most recent 2 years T1 Generals with NOAs
- Most recent 2 years business financial statements (if applicable)
- Positive cash flow must be demonstrated

PERSONAL BANK STATEMENTS

- Deposits must be identifiable as business transaction
- Most recent 2 years T1 Generals with NOAs
- Positive cash flow must be demonstrated

Rental | Subject | Non-Subject Documents

SUBJECT

- Market Rent based on appraiser's assessment or
- Lease agreement with bank statements or cancelled cheques confirming rental income and
- Most recent 2 year FULL T1s
- Articles of incorporation of Holdco if registration under Holdco

NON-SUBJECT

- Flexible document requirement - 2 year T1s or rental worksheet with supporting documents
- Lease agreements for all properties where rental income is being used to qualify
- Mortgage statements, Property Tax statements and Tenant Acknowledgment forms may also be requested
- Bank statements confirming rental deposits may be used to support expired leases

NOTE: *Additional documents may be required.

Some conditions may apply based on lender policies and practices. Subject to change without notice.
WealthONE is a registered trade name of Wealth One Bank of Canada in all provinces except Quebec.