

Sample Deals



Transaction Type	Scenario	Solution
Debt Consolidation	Borrowers accumulated additional debts due to one of the applicants being off work for extended period of time. As a result credit scores dropped below minimums for A Lenders.	<ul style="list-style-type: none"> • 2nd Mortgage at 11% • Consumer consolidated into lower payment • Credit scores will increase in 8 to 12 months to allow clients to increase their 1st mortgage
Purchase Pre-Sale	Client purchase pre-sale 3 years ago. Mortgage Rule changes no longer permit them to qualify.	<ul style="list-style-type: none"> • Provide 2nd mortgage behind maximum 1st mortgage they were able to obtain • Terms 11.75% Open after 3 months interest paid • Appraisal value used instead of purchase price, so no additional down payment required. • Clients listed and sold property after closing and made substantial capital gain
Renovations	Client required \$40,000 to add rental suite to home and some additional improvements. Were not able to qualify at their own lender without rental income. They had a good rate and did not want to pay penalty and lose rate to change 1 st lenders	<ul style="list-style-type: none"> • Provided 2nd mortgage at 10.75% for 70% LVR. • Provided 50% advance on funding and balance upon confirmation of significant progress • Once rental suite completed, client increases 1st mortgage for payout
Self Employed	Client required cash injection into business for equipment purchase. Could not be approved for typical Self Employed Programs	<ul style="list-style-type: none"> • Provided \$90,000 2nd mortgage • Rate 12%, interest only payment • Once clients income increases should be able to increase 1st mortgage

