



## Street Sense Closed Adjustable Rate Mortgage

The **Street Sense Closed ARM** offers your clients an uncomplicated mortgage at a great rate. By removing some of the least used features associated with most mortgages, Street Capital is able to offer lower rates on this closed mortgage product.

<b>Purpose of Funds</b>	<ul style="list-style-type: none"> <li>• Purchase, refinance and transfer</li> <li>• First mortgage only</li> </ul>
<b>Maximum LTV</b>	<ul style="list-style-type: none"> <li>• Owner Occupied : Purchase up to 95% for 1 to 2 units / 90% for 3 to 4 units</li> <li>• Owner Occupied: Refinance up to 90% for 1 to 4 units</li> <li>• Rental Purchase &amp; Refinance: Up to 80% for 1 to 4 units</li> <li>• Street Self Employed program is eligible</li> </ul>
<b>Mortgage Amount</b>	<ul style="list-style-type: none"> <li>• Minimum amount \$50,000 / Maximum cumulative amount \$1,500,000</li> </ul>
<b>Term</b>	<ul style="list-style-type: none"> <li>• 3 &amp; 5 year</li> </ul>
<b>Effective Amortization</b>	<ul style="list-style-type: none"> <li>• Minimum 16 years and maximum 35 years</li> </ul>
<b>Rate</b>	<ul style="list-style-type: none"> <li>• The rate will be set 5 days prior to closing and will float.</li> <li>• There is no rate hold on this product</li> <li>• The interest rate each month, including the month in which the mortgage is advanced, will be set to Street Capital's Prime Rate in effect as at the close of business day on the 1<sup>st</sup> day of the month plus or minus the specific percentage points per annum set out in the mortgage, if any.</li> </ul>
<b>Rate Calculation</b>	<ul style="list-style-type: none"> <li>• Compounded semi-annually, not in advance</li> </ul>
<b>Conversion</b>	<ul style="list-style-type: none"> <li>• Ability to lock into a Street Sense Closed Fixed mortgage equal to or greater than the remaining term left on the Closed ARM, anytime without penalty.</li> <li>• <b>The fixed rate will be set to Street Capital's Street Sense Closed Fixed rate at the time of conversion plus any applicable surcharges. Certain conditions apply.</b></li> <li>• <b>The Street Sense Closed Fixed mortgage has the same features as the Street Sense Closed ARM mortgage except for the following:</b> <ul style="list-style-type: none"> <li>○ <b>Early payout penalty (if there is a bona fide sale) is the greater of 3 months interest or Interest Rate Differential)</b></li> </ul> </li> </ul>
<b>Payment Frequencies</b>	<ul style="list-style-type: none"> <li>• Weekly, bi-weekly, monthly</li> </ul>
<b>Lending Criteria</b>	<ul style="list-style-type: none"> <li>• Must meet Street Capital and Insurer's lending guidelines</li> <li>• Borrower and subject property must be located in the same province</li> </ul>
<b>Debt Servicing</b>	<ul style="list-style-type: none"> <li>• As per Insurer's guidelines</li> </ul>
<b>Credit Bureau</b>	<ul style="list-style-type: none"> <li>• Minimum credit score for the primary borrower is 600</li> <li>• Primary borrower is required to have a minimum of 1 year established credit with a minimum of 2+ trades</li> </ul>
<b>Bankruptcy</b>	<ul style="list-style-type: none"> <li>• 2 years minimum discharged with 2 years re-established credit</li> <li>• Add .25% to the rate for previous discharged bankruptcy</li> </ul>
<b>Prepayment Options</b>	<ul style="list-style-type: none"> <li>• <b>Up to 10% increase in payments</b></li> <li>• <b>Lump sum payments are not available</b></li> </ul>
<b>Payout Privilege</b>	<ul style="list-style-type: none"> <li>• <b>Unless there is a bona fide sale of the subject property, the mortgage is closed for full repayment for the full term.</b></li> <li>• <b>In the case of bona fide sale, the early payout penalty is 3 months interest</b></li> <li>• <b>Discharge Administration Fee: Year 1= \$500; Year 2=\$400; Year 3=\$300; Year 4=\$200 Year 5= \$100</b></li> </ul>
<b>Portable/Assumable</b>	<ul style="list-style-type: none"> <li>• Upon qualification</li> </ul>
<b>Increase &amp; Blend</b>	<ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>Progress Advances</b>	<ul style="list-style-type: none"> <li>• Not available</li> </ul>
<b>Purchase</b>	<ul style="list-style-type: none"> <li>• MLS listed residential properties</li> <li>• We do not offer financing on Private Sales. If the property is listed on a discount website, call your RVP</li> </ul>
<b>Unacceptable Security</b>	<ul style="list-style-type: none"> <li>• Mobile Homes; Co-op Housing; Rooming Houses &amp; Student Housing; Vacant Land; Industrial or commercial; Working Farms; Agricultural zoning; Condo Hotels; Time shares; Houseboats; Properties with seasonal access; Social Housing</li> </ul>

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Interest rates, terms and products are subject to change without notice.

[www.streetcapital.ca](http://www.streetcapital.ca)

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### *Frequently Asked Questions:*

#### *What product features have been removed?*

The Street Sense Closed ARM differs from the Street ARM in the following ways:

- This mortgage is fully closed for the term. No early payout is allowed unless there is a bona fide sale of the property.
- The prepayment privilege is limited to a 10% increase in payment; lump sum payments are not allowed.
- In addition to the early payout penalty, there is a discharge administration fee applicable if the mortgage is paid out early (must be a bona fide sale).  
Year 1= \$500; Year 2=\$400; Year 3=\$300; Year 4=\$200 Year 5= \$100

#### *What happens if my client wants to lock-in to a fixed term?*

Your clients have the ability to lock into a Street Sense Closed Fixed mortgage equal to or greater than the remaining term left on the Closed ARM, without penalty.

#### *Is there a rate hold on this product?*

There is no rate hold on this product. The rate will be set 5 days prior to closing.

#### *Is the Street Sense Closed ARM product eligible for rate buy downs?*

No.

#### *Can my client refinance their Street Sense Closed ARM?*

No. Refinances are not permitted. It is considered an early payout.

#### *Can my client port their Street Sense Closed ARM?*

Yes, straight ports are eligible, upon qualification.

#### *Are the Street Sense Closed ARM products available on purchases, refinances and transfers?*

Yes.

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