

Loan Guidelines

Flexible

LOAN GUIDELINES

While every loan is structured to meet individual circumstances, our general lending criteria is outlined below:

GENERAL CRITERIA

- Loan sizes: \$500,000 - \$10,000,000
- Interest only or amortizing
- Loans can be structured to include an interest reserve
- Funding of up to 100% of project costs
- Recognition of equity created by borrower
- First mortgage interest rates from 7% to 12%
- Second mortgage interest rates from 11% to 15%

LAND FINANCING

- First mortgages up to 75% of appraised value
- Second mortgages up to 85% of appraised value
- Rezoning, land assembly, land inventory and land servicing

CONSTRUCTION FINANCING

- First mortgages up to 75% of appraised value
- Second mortgages up to 85% of appraised value, 100% of cost
- Includes single and multi-family, renovation, conversion, recreational, inventory, office, retail and industrial

INCOME PRODUCING PROPERTIES

- First mortgages up to 75% of appraised value with terms up to five years
- Second mortgages up to 85% of appraised value
- Includes rental apartments, industrial, retail and office

COMMUNITIES

- British Columbia and Alberta

These are only guidelines and provide a framework from which we generally underwrite from. If you would like to discuss your mortgage loan requirement or receive a specific quote, please contact us. We would be pleased to hear from you.