

Types of Loans & Features:

- Vanilla 2nd or 3rd lien mortgages to 70%-90% LTV; Lender fee 3%-4%; Rate: 10% to 13%; 1Y term, Interest Only; Partial Repayments at no penalty (min \$20k); Prepay w/o penalty after 3 mths.
- Purchase of 2nd homes/Rental properties: Provide additional downpayment of 10% to 15% of property to provide up to 85% financing to Borrower; Lender fee 3%-4%; Rate: 12% -14%; 1Y term, Interest Only; Prepay w/o penalty after 3 mths. Will blanket primary residence initially, but can eventually transfer to subject property w/in 10-15 days after closing on 1st mortgage
- Lend up to 90% LTV if 1st mortgage is a variable rate mortgage w/an A Lender.
- Bridge financing available on "Firm APS Sale" up to 93%
- Construction & Renovation Loans – see primer/case study
- Will lend more upfront and then reduce through partial repayments and Postponements in order to facilitate refinance in to a lower rate on existing 1st or consolidation in to a new 1st.
- Waive need for appraisal (\$425), property tax certificate (\$125) etc
- Use single lawyer for loans less than \$50k (\$1250 all-in, incl HST, disbursements)
- Discharge Fee not to exceed \$275
- Focus on end-to-end execution – 3-day or shorter execution, competitive market rates, and low 3rd party transaction costs (legal, admin, disbursement, appraisal).

Size:

- From \$25k to \$65k on 2nds; \$150k to \$250k on 1st
- Property value NOT to exceed \$650k (this may change over time or depending on collateral)

Geography:

- Ottawa – main (30 mins in any direction from downtown)
- Orleans
- Perth
- Arnprior
- Carlton Place

Document Request:

- General Application
- Credit Bureau Report
- Appraisal or Purchase Contract
- 3-4 months bank statements
- Employment Letter, Pay Stub, NOA, T1 General
- Other - depending on situation

The best way to reach us is via email (info@brahmacapital.com) or phone (613-697-0333).