

# MERIX FINANCIAL AND LENDWISE MORTGAGE GUIDELINES



Insured/Insurable Purchases and Transfers	Up to 60% LTV	60.01% - 80% LTV	80.01% to 95% LTV
Minimum Beacon/FICO	660	720	620
GDS/TDS Beacon/FICO less than 680	35/42	35/42	35/42
GDS/TDS Beacon/FICO 680 or greater	39/44	39/44	39/44
Qualification	Bank of Canada Benchmark		
Min/Max Mortgage Amount	Min \$75,000 / Max <\$925,000		
Min/Max Amortization	Min 15 year* / Max 25 years		
Notes:	*10 year am may be available for switch/transfers		
Uninsured Purchases and Refinances	Up to 80% LTV	Up to 80% LTV	
<b>Purchases – Minimum Beacon/FICO</b>	<b>Primary Borrower</b>	<b>Non-Primary Borrower</b>	
Owner Occupied and Owner-Occupied Rental	640	640	
Rental, Second Home, Family Plan	680	640	
<b>Refinances – Minimum Beacon/FICO</b>	<b>Primary Borrower</b>	<b>Non-Primary Borrower</b>	
All Programs if loan amount is <\$1 mm	720*	640	
All Programs if loan amount is ≥\$1m	720*	680	
<b>GDS/TDS Owner-Occupied, Second Home, Family Plan</b>	39/44	39/44	
<b>GDS/TDS Rental</b>	39/40	39/40	
Qualification	Greater of Bank of Canada Benchmark or Contract Rate plus 2%		
Min/Max Mortgage Amount	Min \$100,000 Purchase, \$150,000 Refinances**		
	Max \$2,000,000 subject to sliding scale		
Min/Max Amortization	Min 15 year / Max 30 years		
Notes:	*Lower beacon of 680 may be considered on exception with a 32/40 GDS/TDS (up to 70% LTV maximum in GTA/GVA/Maritimes, 75% LTV ROC) *Lower beacon of 701 may be considered on exception with a 34/42 GDS/TDS (up to 75% LTV maximum in GTA/GVA/Maritimes, 80% LTV ROC) **Lower mortgage amount of \$75,000 may be considered using beacon and GDS/TDS scores above		

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**Disclaimer:** The information provided is for general information purposes. Satisfying the minimum requirements alone does not automatically result in a mortgage approval. Commitments will be issued based on an assessment of the strength of the overall application by MERIX and its insurer partners. Individual promotions and programs must have specific beacon/FICO score, TDS/GDS requirement, and documentation needs. Please refer to your Director, Business Development and/or Underwriter or Personal Account Manager for more details.