



NEW 2nd MORTGAGE product that's NOT a 2nd MORTGAGE!

- **Past bad credit?**
- **Spouse doesn't want to sign?**
- **Present bankruptcy or proposal?**

NO PROBLEM!

Product Details

- ✓ **Up to \$20,000.00**
- ✓ **Max LTV 50%**
- ✓ **Max 1 year term and 2 year amortization**
- ✓ **No appraisal**
- ✓ **No legal fees**
- ✓ **Rate 5.75% plus an 12-19% annual fee depending on the strength of the deal**
- ✓ **Can close in less than 48 hours**

Your fee is financed into the deal!

- ✓ **You can still charge a broker fee of up to 5% of the amount funded... E.g. \$20,000, you can charge \$1,000**

Applicant Qualifications

- ✓ **Bad credit history – ok**
- ✓ **Undischarged or discharged bankrupt – ok**
- ✓ **Consumer proposal (even if not completed) – ok**
- ✓ **Max 2 people on title – only 1 needs to sign**
- ✓ **Applicant must be employed and receiving a computerized paystub**
- ✓ **Housing payments not to exceed 30% of net income**
- ✓ **Housing payments + payments to debt not to exceed 40%**

Some conditions apply

We know no deal fits into a box but here are some situations (including but not limited to) where a deal may not qualify:

- ✓ **The applicant is self employed**
- ✓ **Existence of a CRA debt**
- ✓ **Certain property types and neighbourhoods**

How to Submit a Deal

Step 1

Email your application to brokers@prudentfinancial.net

Step 2

You will receive a response within the business day

Step 3

Once approved your deal can fund same day as there is no closing process like with a registered mortgage

It doesn't get easier than that!



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**Meet your underwriter
Deborah McGee**



Submit Your Deal

You can submit your client's application by emailing it to brokers@prudentfinancial.net and you will receive a response within the business day!

Once Approved – Your client can visit our office to sign the paperwork

You are paid on the very same day!

It's that simple!

Go to PrudentFinancial.net/brokers for details