

*SMART BFS Clients are professionals in their chosen field—
entrepreneurial, disciplined and resilient with a tonne of hustle*

CREDIT PROFILE

- Beacon score \geq 600
- Established credit of at least 2 trade lines for a minimum of 2 years
- Maximum GDS/TDS up to 55/55

EMPLOYMENT PROFILE

- Licensed and skilled trades professionals, such as plumbers, electricians, roofers, truck drivers, etc.
- Educated professionals consulting in fields like, programming and development, HR, PR, marketing, management and research
- Business tenure \geq 2 years

PROPERTY PROFILE

- Single family houses
- Freehold Properties with up to 4 legal units
- Townhouses (freehold, condo and stacked)
- Low- and high-rise apartment condos
- Major and medium urban areas in BC and ON



PARTNER COMMISSION

- 1 - year Pays you 70 bps
- 2 - year Pays you 80 bps
- 3 - year Pays you 95 bps

Transaction Type	<ul style="list-style-type: none"> Purchase & Refinance 	
Occupancy	<ul style="list-style-type: none"> Owner-occupied Investment 	<ul style="list-style-type: none"> Natural persons only (no corp)
Loan Amount	<ul style="list-style-type: none"> Maximum \$1M 	
MAX LTV	<ul style="list-style-type: none"> 80% 	
Max Amortization	<ul style="list-style-type: none"> 30 years: Beacon score < 600 35 years: Beacon score ≥ 680 	
Prepayment Privileges	<ul style="list-style-type: none"> 20/20 	
Prepayment Frequency	<ul style="list-style-type: none"> Monthly Bi-weekly and bi-weekly accelerated Weekly and weekly accelerated 	
Rate Hold	<ul style="list-style-type: none"> 120 days on purchases 60 days on refinances 	
Income Requierments	SOLE PROPRIETORSHIP	CORPORATIONS PARTNERSHIPS
	<ul style="list-style-type: none"> 12 most recent months' business bank statements evidencing business deposits and expenses 6 invoices to support bank statements (deposits) or, for consultants, a letter from contracting company to support bank statements (deposits) Most recent NOA 	<ul style="list-style-type: none"> 12 most recent months' consecutive business bank statements evidencing business deposits and expenses Most recent CRA NOA <p><i>If the business is in existence for less than 2 years, one of the following will be required:</i></p> <ul style="list-style-type: none"> i. Most recent financial statements prepared by a third party CA, CPA, CGA or CMA to evidence the structure of corporate revenues and expenses, or ii. Most recent audited financial statements, or iii. (For professional corporations only) YTD commissions/billing statement evidencing gross commissions/billed fees
Proof of Tenure in the business	<ul style="list-style-type: none"> Business registration or business license GST/HST registration or filing/return 	<ul style="list-style-type: none"> Articles of incorporation