



# MCAN Real Deal

**\$1.2M BFS PURCHASE IN BRAMPTON**

**Free Home System Warranty for the full-year term!**

## DEAL HIGHLIGHTS

- BFS income
- 30-year amortization
- Approved at 76% LTV
- 1-year closed @ 3.49%



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## DEAL NOTES

Financial difficulties and late payments lead this BFS owner of a boutique store into credit trouble. After financially supporting their parents following a failed business venture, they are eager to rebuild their credit and get back on track as a family.

Purchasing and investing in a new family home is the perfect way to start fresh and invest in their future.

Income is sustainable and confirmable given the client has 7 years of experience in the industry. Using a 2-year BFS income average, we were able to approve the \$1.2M loan with 30-year amortization at 76% LTV.

A full year of FREE Home System Warranty program worth up to \$10,000 annually will also provide them with some peace of mind!!ly!

### INCOME

- BFS Income

### CREDIT

- GDS/TDS: 45.59%/48.45%
- Beacon score: 620

### PROPERTY

- Occupancy: Owner-Occupied
- Location: Brampton, ON

### EMPLOYMENT

- Type: BFS Professional
- Tenure: 7 years