



MCAN Discover Alternative Series RENTAL MORTGAGE SOLUTIONS

Rental Income:

- Subject Property, Owner-Occupied Rental
 - 95% rental addback based on leases for legal units, or if the unit is self contained and the client's home insurance covers the unit
- Non-subject Property
 - 90% rental offset based on leases or 3 months bank statements
- Triplexes and Fourplex
 - All units must be legal for MCAN to use rental income
- Subject Property Rentals
 - 90% rental addback based on leases or 3 months bank statements, market rent

Rental Properties:

- Maximum LTV: Up to 80% LTV, minimum 600+ Beacon
- Triplex / Fourplex (must be legal)
- Maximum Loan Amount: \$2.5M (Location dependent)
- Maximum 4 properties in portfolio or \$2.5M in mortgages
- Maximum 30-year amortization (35-year amortization with 600+ Beacon with additional pricing)
- Maximum 30-year amortization for Triplex and Fourplex
- GDS/TDS
 - 50%/ 50%: up to 55% on exception – 80% LTV
 - Ratios above 55%/55% can be considered case x case non-conforming 65% LTV max.

Every story begins at Home

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