



Multi-Family Property Mortgage

FLEXIBILITY

- Multi-family property mortgage specialists.
- Uninsured mortgages to a maximum value of 75%, and up to 25-year amortizations.
- Insured mortgages per CMHC Guidelines.
- Optimum Mortgage is located in the West, and approvals are made locally.
- We are proud of our prompt turn around - among the best in the industry.

PROPERTY SPECIFICATIONS

- Rental properties, minimum five units or \$500,000 loan amount.
- Mixed-use projects (commercial/residential) are eligible.

LOAN TYPE

- Purchases.
- Refinances.
- Condominium conversions.
- Renovations and upgrades.

GEOGRAPHICAL LOCATIONS

- Optimum Mortgage offers mortgages in Manitoba, Saskatchewan, Alberta, and British Columbia.
- Our primary focus is on major centres, however, smaller centres will be considered on more conservative parameters.

TERMS

- 3-, 4-, and 5-year competitive fixed rates.
- Competitive fee structure tailored to loan type.
- Floating rate mortgages available for renovation and conversion programs.
- Willing to consider partial discharges on strata title properties, subject to pre-sales achievement.
- Appraisal, environmental, and building assessment reports normally required.
- Broker fees can be negotiated either directly with the client, or with Optimum Mortgage.
- Secondary financing permitted.
- Borrowing must be in a corporate name. Limited personal guarantees will be considered.

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