



Residential Lending

ONTARIO

Features

- Payment of 50 BPS, 60 BPS, 90 BPS, 90 BPS or 110 BPS on terms of 1 through 5 years unless fee splits are warranted
- Flexible GDS/TDS
- Amortization up to 30 years
- Business-For-Self less than 2 years acceptable
- Clients who are discharged from bankruptcy
- Mortgages in the name of corporations acceptable
- Gifted down payment
- Larger loans at competitive Loan-To-Value (LTV) and pricing
- Clients may select their own solicitor
- Capped fees may be considered
- Industry-leading valuation solution for the entire suite of residential lending products. Approved appraisers list at: equitablebank.ca
- Larger loans may be subject to different LTVs and/or pricing



Highlights

Edge

- Edge Rate mortgage offers flexible pricing and compensation on 1, 2, 3 and 5 year terms on conventional fixed
- Edge Rate mortgage offers flexible pricing and compensation on 3 and 5 year terms on Adjustable Rate Mortgages
- Edge product available up to 80% LTV

Adjustable Rate Mortgage

- Up to 80% LTV on purchases/refinances
- Competitive pricing on 3 and 5 year terms paying 75 BPS and 85 BPS respectively
- No fee or Edge option available

Home Equity Line of Credit (HELOC)

- Combo, one charge in combination with a mortgage: Up to 80% LTV with maximum \$1,000,000 credit limit
- Standalone, 1st position: Up to 65% LTV or \$1,000,000 HELOC limit
- Standalone, 2nd position (behind an existing Equitable Bank mortgage): Up to 80% LTV combined with EQB mortgage (max 65% LTV for HELOC portion) or \$1,000,000 HELOC limit
- Rental properties may qualify for a HELOC (in combination with a mortgage) with a minimum \$10,000 credit limit

Ultimate OPEN

- 1 year fully open term up to 80% LTV on purchases/refinances

Extended Ratio Product¹

- Borrowers can receive up to 80% LTV on property value² based on the overall credit profile
 - Maximum 75% LTV for purchase transactions (owner-occupied & rentals)
 - Maximum 70% LTV for refinance transactions (owner-occupied & rentals)

Applicable to Ontario.

¹ Mortgage rates, terms, and conditions are subject to change without notice. Additional pricing or mortgage lending criteria may apply. For details, please refer to existing credit guidelines and matrices.

² LTV may vary based on lending area.

³ Maximum 75% LTV for purchase transactions and maximum 70% LTV for refinance transactions for condominiums (owner occupied and rentals). May 2025. Subject to change without notice.

- Maximum 60% GDS and 60% TDS
- Eligible for owner-occupied & investment properties
- Available in select regions in ON
- Condominiums eligible³
 - Maximum 75% LTV for purchase transactions (owner-occupied & rentals)
 - Maximum 70% LTV for refinance transactions (owner-occupied & rentals)
- Valid on purchases & refinances
- For owner-occupied properties, up to 50% of total income may be salaried, the remainder must be Business-For-Self income
- For investment properties, income may be comprised entirely of salaried and/or Business-For-Self income

TotalWORTH Mortgage¹

- Flexible GDS/TDS available based on credit profile and overall net worth of a borrower
- Only owner-occupied properties are eligible
- No Secondary Financing is permitted
- Valid on purchases and refinances

Rentals

- Purchases and Refinances considered
- Business-For-Self, self-declared income acceptable

New to Canada / No Beacon / 9 SIN

- Purchase financing up to 80% LTV available for verifiable income
- Business-For-Self customers considered up to 80% LTV

New construction and assignment purchases

- Major urban centres in Ontario
- Ruby and Diamond credit only – 640+ FICO
- Original purchase date must be at least 6 months prior to closing
- Max TDS/GDS 50%
- Not to exceed 100% of original purchase price from the builder