



Welcome to the EQB Evolution Suite[®]

Prime mortgage solutions to
suit your client's needs.



Our **EQB Evolution Suite**[®] is designed to deliver financial solutions to a wide range of borrowers who may be salaried, salaried with commission, self-employed individuals looking to purchase a residential property, investors acquiring rental properties, newcomers to Canada, and those purchasing vacation or second properties.

Why choose Equitable Bank?



Competitive rates



Partnerships with Canada Guaranty, CMHC, and Sagen



Digital signature and bank statement submission options



Top-tier turnaround times



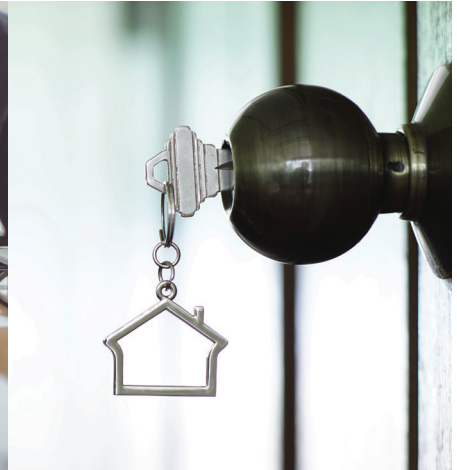
Our product offering includes:



Purchases









Switches



Ports

Key features of the EQB Evolution Suite[®]

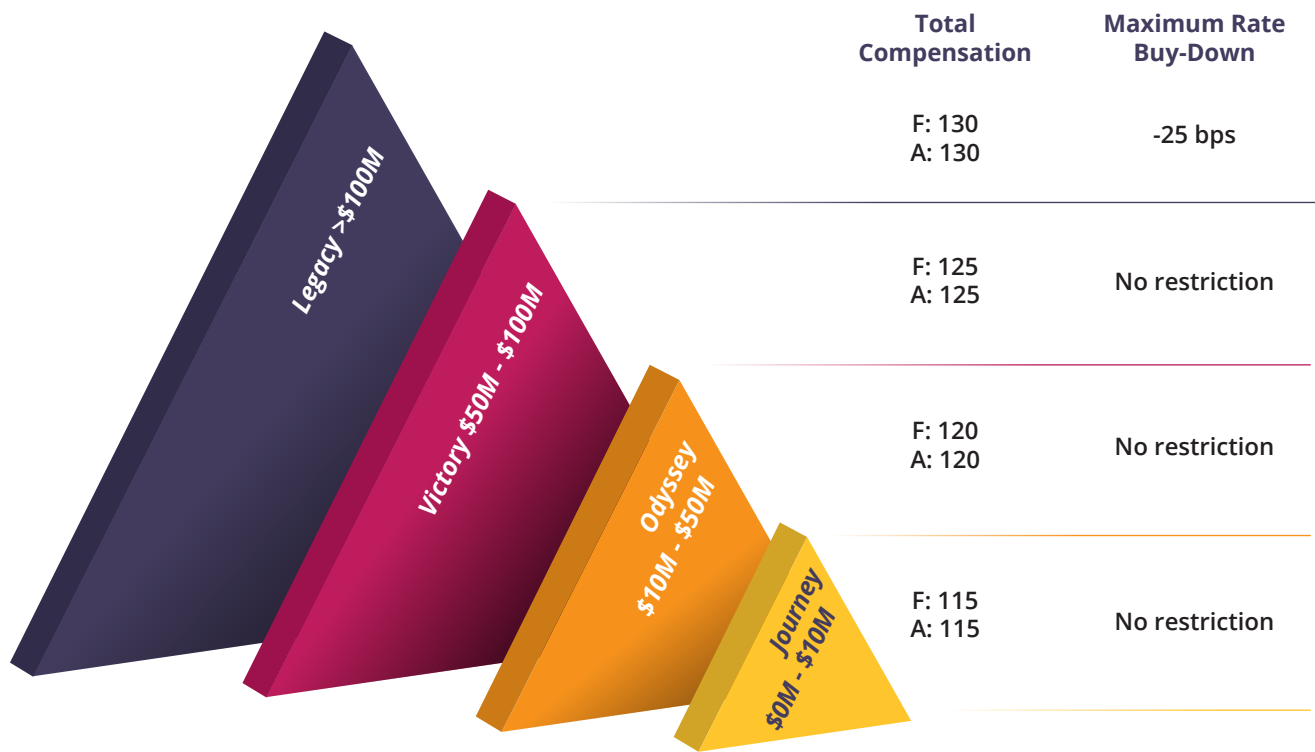
 <p>650 minimum Beacon score</p>	 <p>Purchase price must be less than \$1 million¹</p>	 <p>Amortization up to 25 years¹</p>
 <p>120-day rate hold</p>	 <p>Competitive prepayment charge structure for fixed-rate loans²</p>	 <p>15% payment accelerator + 15% lump-sum payment provisions</p>

¹ Some switches may still qualify on the contract rate, with amortization periods greater than 25 years, purchase prices over \$1 million, and single unit rentals.






² The Mortgage Discharge Advantage flyer goes into further detail on EQB's prepayment charge methodology.

Compensation structure*

F= Fixed • A = ARM • Compensation & max buy-down is in basis points (bps)



Product details include:

 <p>TERM 1-5 years</p>	 <p>QUALIFYING RATE Greater of contract rate plus 2% or Bank of Canada qualifying rate</p>
 <p>TYPE Fixed or ARM</p>	
 <p>AMORTIZATION 10 years (min), 25 years (max)</p>	 <p>MINIMUM PROPERTY VALUE \$100,000, minimum loan amount: \$75,000</p>

Additional features

Eligibility	<ul style="list-style-type: none"> • Beacon score \geq 650, max GDS/TDS of 39%/44%
Property eligibility	<ul style="list-style-type: none"> • Single family residential dwellings, condominiums, duplexes, triplexes, 4-plexes, and second homes • Minimum square footage: <ul style="list-style-type: none"> • Single family detached: 750 sq. ft. • Condominium: 500 sq. ft. • Owner-occupied (1-4) • 2-4 units rental (insurance premium paid by applicants)
Ownership	<ul style="list-style-type: none"> • Joint tenancy
Payment frequency	<ul style="list-style-type: none"> • Fixed: Weekly, Bi-Weekly, Accelerated Weekly, Accelerated Bi-weekly, Monthly, Semi-Monthly • ARM: Monthly
Switches	<ul style="list-style-type: none"> • EQB accepts collateral and conventional registered switches • All loans are registered as conventional charges²
Prepayment privileges	<p>Without paying a prepayment charge, once in each 12-month period starting on the Interest Adjustment Date (IAD), your client may:</p> <ul style="list-style-type: none"> • Increase regular payment amount by up to 15% • Prepay up to 15% of the original principal (min \$1,000)
Prepayment charge	<ul style="list-style-type: none"> • Fixed: Greater of three months' interest or IRD³ • ARM: Three months' interest

* Requires a signed Equitable Bank Evolution Suite Partnership Program agreement.







¹ Some switches may still qualify on the contract rate, with amortization periods greater than 25 years, purchase prices over \$1 million, and single unit rentals.

² For more information on the charges and fees for Switches refer to the EQB Switch/Transfer Guide.

³ The Mortgage Discharge Advantage flyer goes into further detail on EQB's prepayment charge methodology.

The EQB Evolution Suite[®] Switch Program

At Equitable Bank, we offer a switch option that makes it easy to find a mortgage that's right for your client.

 <p>TERM</p> <p>1-5 years Applicant must have been with previous lender minimum of one year</p>	 <p>TYPE</p> <p>Fixed or ARM</p>	 <p>QUALIFYING RATE</p> <p>Greater of contract rate plus 2% or Bank of Canada qualifying rate</p>
 <p>MINIMUM LOAN AMOUNT \$75,000</p>  <p>MINIMUM AMORTIZATION 10 years</p>	 <p>MAXIMUM AMORTIZATION</p> <ul style="list-style-type: none"> • Insured (transactional): remaining amortization • Insurable (low-ratio): lesser of remaining amortization or 25 years (unless loan meets grandfathered criteria) 	

Note: EQB will allow up to a maximum mortgage increase of \$3,000, which covers existing lender costs (prepayment charge, discharge fee, administration fee, etc.)

Your client may be eligible if:

- Mortgage secured with a standard, conventional, or collateral charge against the property
- Transfer of existing insured (transactional) mortgages, where the insurance is through Sagen, CMHC, or Canada Guaranty
- Transfer of existing uninsured (low-ratio) mortgage, provided the loan meets insurable criteria
- Beacon score ≥ 650 , max GDS/TDS 39%/44%

Documents your client will need:



Fire insurance policy



Property tax certificate



Other conditions on commitment



Appraisal and appraisal invoice (if applicable)



Most recent mortgage statement or renewal agreement

Additional features

<p>Insurability assessment in connection with Department of Finance (DOF) grandfathered rulings</p>	<ul style="list-style-type: none"> • Depending on when the mortgage was originated, the switch/transfer mortgage may be eligible to qualify under "grandfathered" rules. These rules relate to insurability requirements that pre-date October 2016 • If the original deal was a 5-year fixed insured mortgage, and was funded before October 16, 2016, the mortgage can continue to qualify on the contract rate • If the original deal was a 5-year fixed uninsured mortgage, and was funded before November 30, 2016, it can qualify on the contract rate (subject to insurability) • Property prices of \$1 million and above, amortizations greater than 25 years, and single unit rentals may be permitted provided the original mortgage was funded before the DOF rule changes in October 2016 (insurance premiums may apply)
<p>Occupancy</p>	<ul style="list-style-type: none"> • Owner-occupied (single unit) • Owner-occupied rental (1-4 units) • 2-4 unit rentals (insurance premium paid by applicants) • Joint tenancy
<p>Payment frequency</p>	<ul style="list-style-type: none"> • Fixed: Weekly, bi-weekly, accelerated weekly, accelerated bi-weekly, monthly, semi-monthly • ARM: Monthly
<p>Prepayment charge</p>	<ul style="list-style-type: none"> • Fixed: Greater IRD or 3 months' interest. IRD is based on the difference between the annual interest rate (contract rate), plus any rate discount, and the lowest interest rate offered by EQB Evolution Suite® that has a term closest to (but not exceeding) the term remaining on the mortgage • ARM: 3 months' interest
<p>Ports with Equitable Prime</p>	<ul style="list-style-type: none"> • To port an existing mortgage, it must be an Equitable Bank Prime mortgage. An existing Alternative mortgage product can't be ported to Prime mortgage. Speak to your sales representative for additional information on ports.



For more information on our
EQB Evolution Suite®, please
contact your sales representative.

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