



Committed to Funding.

Metro Vancouver Broker Catalogue








Metro Vancouver Area Residential Mortgages

Effective November, 2023, Oppono's tailored mortgage solutions are flexible to your client's needs. We offer open mortgage terms with no income verification.

1st mortgage, 1 year open term

750 + beacon score	680 + beacon score
75 % max LTV	75 % max LTV
9.99 % variable rate	10.29 % variable rate
10.54 % fixed rate	10.79 % fixed rate
1.00 % fee	1.00 % fee

Please contact Anter Sidhu at
anter.sidhu@oppono.com for more information.

-  **No income required**
-  **No GDS/TDS**
-  **Owner-occupied only**



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**Mortgages
under
administration**
2023

- Maximum loan of \$1,250,000
- High rise condos - maximum loan of \$750,000 and maximum LTV of 65%
- Must use Oppono's approved appraisal list
- Variable rate mortgage payments do not fluctuate with changes to interest rates. The principal repayment will vary.

Rates and fees subject to change without prior notice. Prospective borrowers that currently have property tax or mortgage payment arrears may be subject to a 25 bps premium in either interest rate or lender fee. Please call or email for terms and conditions. All deals are subject to an administration and commitment fee. Variable rate mortgages are based on Bank of Canada policy interest rate of 5.00% as of November 2023.

Oppono is now lending in Vancouver up to 75% LTV

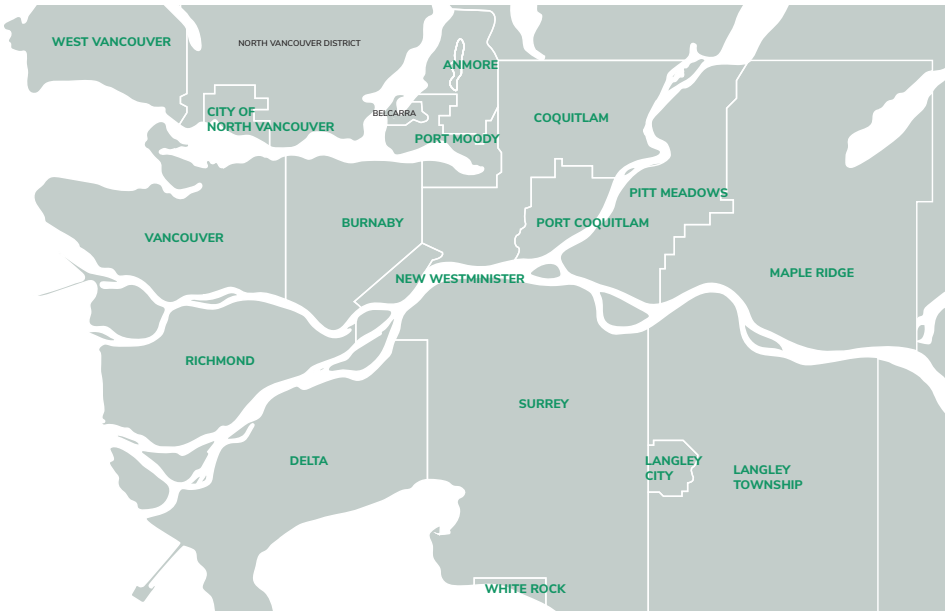


Metro Vancouver Approved Appraisers

Adlaw Appraisals	adlawappraisals.com	(604) 809-8506
Lawrenson Walker	lawrensonwalker.com	(604) 535-1494
Niemi Laporte & Dowie	nldappraisals.com	(604) 438-1628
Macintosh Appraisals	macintoshappraisals.com	(604) 522-3900

Metro Vancouver Lending Area

- Anmore
- Burnaby
- Coquitlam
- City of North Vancouver
- Delta
- Langley
- Maple Ridge
- New Westminister
- North Vancouver
- Pitt Meadows
- Port Coquitlam
- Port Moody
- Richmond
- Surrey
- Vancouver
- West Vancouver
- White Rock





Reference Sheet

for Broker on Document Fulfillment

Signed commitment

For purchases and refinances, we require signed consent on the commitment (either page 4 or 5) and all pages must be initialed.

Mortgage application

Please ensure the client's email is on the application to avoid us having to request it separately.

Credit bureau

Always submit credit bureau report through Filogix or Velocity.

Credit consent

Please make sure it is dated & signed.

Mortgage statements

Must have address of subject property, name of applicants and loan number. If it is a private mortgage and no statement is available, a copy of the charge or commitment will suffice. Please make sure that we are aware of all mortgages on subject property and provide statements.

Property tax bill

Statement must show ownership, roll number, subject property address, and year.

Current home insurance

Must be valid and show that the subject property address is insured. If applicant is insured with TD Insurance, they will need to change insurance providers before closing. Please ensure the client is aware of this and confirm they are willing to proceed.

Broker Fee

Broker fees must always be paid to the brokerage. If you have a broker fee, please submit to us. If you charge two fees, please confirm.

Independent Legal Representative (ILR)

Please provide ILR contact information, including name and email.

Disclosure to borrower

If you charge a fee, please add it to ours. If you charge a second fee, disclose that as a broker fee and send the LOD to us. Make sure that on the disclosure, only one lender fee appears.

Clients ID

Client must be a permanent resident and have government-issued photo ID. Please ensure the ID is current.

Retainers

Send a screenshot confirmation of the sent e-transfer. Please ensure the sender's name and email address is provided.

Description of funds

If it is for an investment, please provide a purchase and sale agreement (PSA) when available.

Tenant form

Please ensure all parts are filled out. All tenants must sign the form. If it doesn't apply, put "N/A".

Lease agreement

Make sure that the lease is current. If the lease is expired, please check off the verbal agreement on the tenant form provided.

Walk through contact

This information will be requested on the commitment in the special conditions if your deal is a purchase. We will need the realtor's name and telephone number to set up the walk through.

Purchases (closing dates)

If you are sending a package back with less than 8 hours before the purchase deadline, you must obtain an extension. If the closing date is a holiday, you must obtain an extension. If the PSA shows a date that has already passed, you must obtain an extension.

Down payment verification

- **Bank Statements or snapshot of account**
No older than 30 days showing applicant's ownership of the account.
- **Gift Letter**
If amount is over \$50K, the person gifting the money must provide a dated gift letter and proof of account ownership no older than 30 days. If it is from a business account, provide article of incorporation verifying ownership.
- **Proceed from sale of a property**
Must provide a Trust Ledger Statement showing the transfer of funds to the applicant and the PSA to match.

Emails

For a seamless process, please respond to the last email and reply all, always CC your BDM.

Get in touch.

Anter Sidhu

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1-866-318-7222

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www.oppono.com

Brokerage License

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