



MORTGAGE PRODUCT SHEET

Updated: December 2018

Since 1991, First Circle Financial has worked closely with mortgage brokers to provide residential and construction equity-based mortgage financing solutions. It is our goal to make the mortgage broker's life as easy as possible by providing mortgage solutions tailored to meet your clients' needs.

	Residential First	Residential Second	Construction	Commercial	Land
Starting Rate	7.75%	9.45%	P + 4.25%	8.25%	P + 5.25%
Starting Fee	2.00% split	2.00% split	2.00% split	2.00% split	2.00% split
Max LTV	80%	75%	65%	65%	55%
Payments	Interest Only	Interest Only	Interest Only	25 year am.	Interest Only
Term	Up to 12 months	Up to 12 months	Up to 12 months	Up to 12 months	Up to 12 months
Prepayment	Open	Open	Open	Closed	Open
P denotes TD Bank Prime Effective October 25, 2018 TD Bank Prime = 3.95%			Rates are subject to change without notice		

LENDING AREA

The Lower Mainland – Greater Vancouver and Fraser Valley

Vancouver Island – Victoria north to Courtenay/Comox

The Interior – Kamloops, Kelowna, Vernon and Penticton

Sea-to-Sky Corridor – Squamish, Whistler and Pemberton

The Sunshine Coast – Gibsons and Sechelt

Other nearby cities may be considered on a case-by-case basis.

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