

Second Choice 2nd Mortgage



Flexible solutions suited for clients who are self-employed, have bruised credit, or navigating through a significant life event. Whether you're looking to pay down high-interest debt, leverage the equity in your home, or address unique financial challenges, Uptown is here for you. Uptown provides prompt underwriting, and a seamless application process, making alternative lending simple.

PRODUCTS	RATE	COMMITMENT FEE	NOTES
SECOND CHOICE 65 1 Year Purchase / Refinance	9.99%	3.00%	65% LTV, MIN 550 BEACON REASONABILITY OF INCOME & TDS
SECOND CHOICE 70 1 Year Purchase / Refinance	10.99%	3.00%	70% LTV, MIN 550 BEACON REASONABILITY OF INCOME & TDS
SECOND CHOICE 75 1 Year Purchase / Refinance	11.49%	3.00%	75% LTV, MIN 550 BEACON REASONABILITY OF INCOME & TDS
SECOND CHOICE 80* 1 Year Purchase / Refinance	11.99%	3.49%	80% LTV, MIN 640 BEACON VERIFIABLE INCOME REQUIRED 70% TDS MAX OWNER OCCUPIED PROPERTIES ONLY

TERMS & CONDITIONS

Income Verification (if required)	6-12 months bank statements, NOA, LOE, paystubs
Maximum Mortgage	\$500,000 *\$300,000 for Second Choice 80
Pricing	-Add 50 bps to loans over \$300K Open without penalty at no extra charge.
Occupancy Type	Owner occupied and/or rental
Max Amortization	P&I payments up to 35 years or interest only payments 80% LTV - 35 year amortization only
Valuation	From approved appraisal list
Inspection	Required on loans over 70% LTV. May be waived on MLS purchases.

LOCATION

Up to 80% in:

Toronto (GTA)	Markham
Aurora	Mississauga
Barrie	Newmarket
Brampton	Ottawa
Caledon	Richmond Hill
Guelph	Scarborough
Hamilton	Vaughan
Kitchener	Waterloo
London	

PROPERTY TYPE

LTV	65%	70%	75%	80%
Single Family	✓	✓	✓	✓
Townhouse/Duplex	✓	✓	✓	✓
Apartment Condo	✓			

GTA Only

Other conditions may apply.

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PLEASE SUBMIT YOUR APPLICATIONS TO DEALS@UPTOWN.CA