



K5 Mortgage Corp.
200, 4723 – 1st Street S.W.
Calgary, AB, T2G 4Y8
Phone/Fax: 403-891-8585
Email: yes@k5mortgage.com
www.k5mortgage.com

LENDING GUIDELINES

Submit your deals via **Filogix/Expert, Lendesk/Finmo, Velocity/Newton, Mortgage BOSS** (Look us up under the "Private Lender" Tab in those platforms) or by sending email to yes@k5mortgage.com.

Please provide Application, Credit Bureau and a story to get started.

FIRST MORTGAGES

Rates: starts from 9%

Fees: starts from 2%

Max LTV (Loan to value): up to 50-60%

SECOND/THIRD MORTGAGES

Rates: Starts from 11.95%*

Fees: Starts from 5%. Minimum \$2,500.

Max LTV (Loan to value): up to 85%

*Effective Mar 20, 2025. Rates and terms are subject to change without notice.

YOUR (BROKER) Fee: You set your own fee and keep it all.

LOCATION: Alberta, British Columbia and Saskatchewan (Regina and Saskatoon only). Small towns are ok with reduced LTV.

CREDIT BUREAU: NO minimum beacon score. We don't disqualify borrowers based on a credit. GOOD, BAD, UGLY, BEACON REJECT, BANKRUPTCY, CONSUMER PROPOSAL, NO credit is ok.

DOWN PAYMENT: We allow 2nd/3rd mortgages, VTB financing, Gifted Equity.

FORECLOSURE/POWER OF SALE RESCUE: Acceptable if there is a solid exit plan in place.

INCOME: NO GDS/TDS Requirement, however Affordability should be reasonable. Self-employed income is very welcome. PRE-PAYMENT of 6-12 months required if income is not fully verified.

NOA (Notice of Assessment): We need to make sure ALL CRA debt is paid off, if any. Approval with outstanding taxes on case-by-case basis.

TERMS: 12-36 months Closed. All our mortgages are closed. We do NOT have OPEN terms. Sometimes we are allowing 6 months closed, open thereafter on exception basis (extra fee for open term after 6 mo may apply).

MIN LOAN AMOUNT: Min \$25-30,000.

MAX LOAN AMOUNT: Up to \$200,000 (Maybe higher on exception basis).

PAYMENTS: Interest Only, monthly on the 1st or 15th of every month.

RENEWALS: Renewals are welcome if mortgage performs well. Renewal fees applied.

COMMERCIAL/CONSTRUCTION Mortgages: Small amounts. Only on case-by-case basis with residential collateral (principal home/rental) required. Our main focus on Residential files.

DEALS WE LOOK AT: Residential, Single Family Homes, Townhouses, Apartment Condos, Acreages, Rental/Investment properties, Small Commercial (with Residential collateral), Rural properties, Rooming housing, Student Rentals, Agricultural, PRIVATE lender's payout, EQUITY funding, Mobile homes on owned and leased land (case by case). We love TOUGH deals.



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QUICK and EASY 2nd mortgage * – program (PROMO)

Maximum Amount: up to \$60,000

Rate: 13.95%

Fees: \$2,500

Max LTV (Loan to value): up to 85% Urban, up to 80% in Rural

Provinces: AB and BC and SK

Position: 2nd mortgage (behind the bank lender only)

Min Beacon: 610, clean credit

TDS/GDS: not required

Term: 12-36 months

Low docs: Yes

Appraisal: Not Required (in most cases for Urban areas) – Valuation fee \$199 – Paid from net proceeds.

Documentation fee: \$349. Paid from net proceeds.

Commitment issued: same day (24-hour turnaround)

Owner-Occupied only

**For top tier referral partners ONLY – 5 private deals funded as a brokerage to qualify.*

****Hurry up. Limited funds available for this product****



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Unsecured Business Financing (MCA) * – program

Maximum Amount: up to \$150,000

Min Revenue (Gross Sales): \$50,000/mo (smaller revenue on exception basis)

Min Credit Score: from 550

Term: up to 12 months

Low docs: Yes

Offer issued: same day (24-48 hour turnaround for funding)

Buy Rate: from 1.49 to 1.29

Funding timeline: as quick as 48-72 hours (funds deposited directly to the bank account)

No collateral, unsecured business financing for growing companies with high revenues in the following industries:

Medical Industries (Home Healthcare, Laboratory Services, Medical Offices, Medical Research, Medical Wholesale & Distribution, Mental Health Providers, Physical Therapy, Substance Abuse Support)

Construction Industries (HVAC, Electricians, Plumbing, General Contractors, Handyman/Repair Services, Specialty Construction, Construction Equipment, Equipment Rental)

Other Industries (Accounting, Agriculture, Auto Repair, Convenience Stores, E-commerce, Farmers Markets, Funeral Homes, Grocery Stores, IT Services, Landscaping, Laundromat/Dry Cleaners, Liquor Stores, Manufacturing, Marketing, Pet Care, Pharmacy, Property Management, Restaurants, Transportation/Logistics, Trucking) You probably have a lot of business owners in your Rolodex that need cash, or perhaps you are currently working with one of the list above? Who do you talk to recently that were asking for funding?

We pay VERY generous referral fees – we need Name, Legal Business Name, phone and email of the client to get started. Referral paid within 7 days after funding.

Offer can be provided upon receiving Application, CB and 3-4 MOST RECENT bank statements.