

DMS

DEPENDABLE MORTGAGE
SOLUTIONS CORP.

The Broker Kit

Discover the Dependable Difference

lending@dependablemortgage.ca

dependablemortgage.ca

202 15 Carleton Dr, St Albert, AB T8N 7K9

PH: 587 702 3242

FX : 587 952 8703

Lending Guidelines

DMS

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Max 80% LTV: Only Available Under the following conditions;

1. Urban Area (Plus 15Km Radius) – Edmonton | Calgary | Red Deer | Lethbridge & Bedroom Communities
2. Detached Homes | No Condos
3. Only DMS Private Lenders in 1st Position
4. No "Full First" 1st Mortgages are Max 70% LTV
5. Min 550 FICO Score

Max 75% LTV: Available Under the following conditions;

1. Semi-Urban Areas (min pop; 15K) Just send a What's App chat to see if your property applies
2. Condos in All Urban Areas | reduced LTV for condos with monthly fees greater than \$500/month
3. Urban Areas | 25K Radius
4. Only DMS & Neighborhood Holdings in 1st Position
5. No "Full Firsts"
6. Min Fico 525

Max 65% LTV: Available Under the following conditions;

1. Semi-Rural Areas (min pop; 3,500) Just send a What's App chat to see if your property applies
2. Conversion Condos & Condos Less than 700 Sq Ft | reduced LTV for condos with monthly fees greater than \$500/month
3. Semi-Urban Areas | 25K Radius
4. Only 1st Mortgage Available
5. Properties in Foreclosure
6. Min Fico 525

Max 60% LTV: Available Under the following conditions;

1. All other Areas in Alberta; including Farmland; Hobby Farms and Derelict Properties on an exception basis
2. Hotel Condos on Exceptions basis
3. Min FICO 475
4. Only 1st Mortgages Available

DMS Standard Documents

1. 3 Months Bank Statements to Show Ability to Pay and Credit Worthiness
1. CRA Balance Not to Exceed \$2,500
2. CRA Taxes must be filed no greater than one year behind
3. Current Title on All Refinances and ETOS
4. Full Loan Notes – Including Reason for funds | Use of Funds | Exit Strategy

DMS Standard Solicitor Requirements

1. Subject Property Taxes Paid
2. Subject Property Mortgage Current
3. General Security Agreement | Waived on Exception
4. Assignment of Rents and Leases
5. Title Insurance
6. Promissory Note
7. General PPR Registration

Submit Through Your
Application Software

LENDESK



Finmo

velocity

boss™



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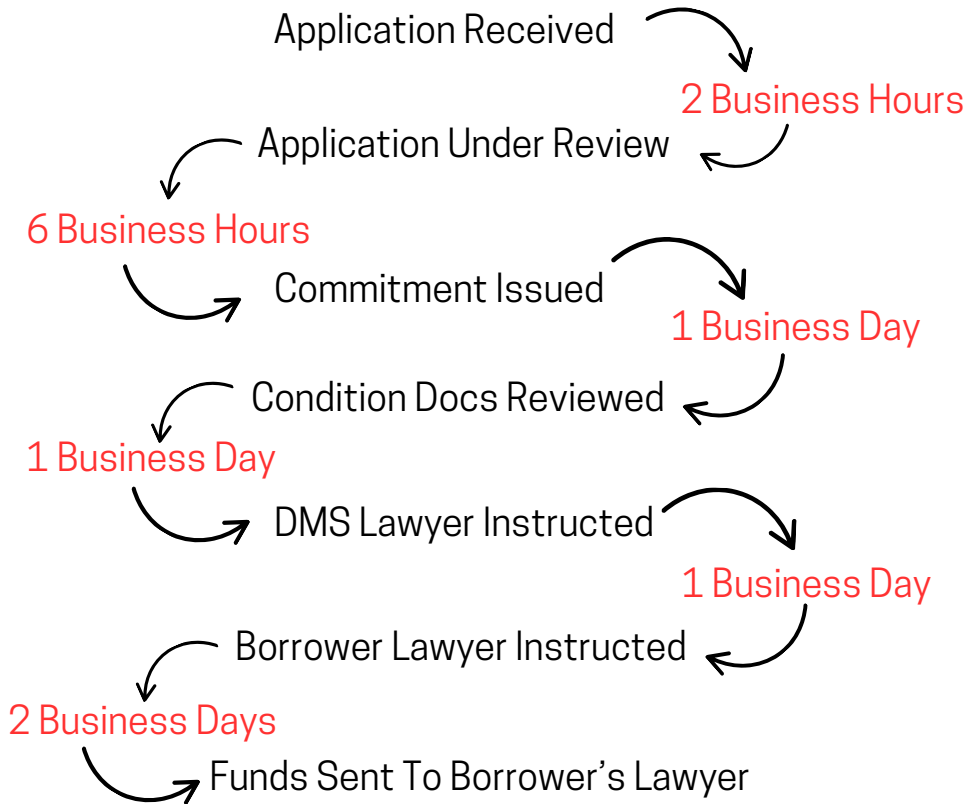
FX : 587 952 8703

Service Level Agreements

DMS

DEPENDABLE MORTGAGE
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DMS Target Turn-Around Times



At DMS we are striving to reduce and enhance this process, through automation, communication and a dedicated team

Brokers will be emailed status updates all along the way, Private Mortgages are time sensitive and we look to fund as soon as possible.

Submit Through Your
Application Software



- Be sure to provide full loan notes
- Include **your broker fee** in the submission
- Gather submission documents immediately
- Pull a property title search
- Send an insurance binder request to the borrower upon instruction (DMS to provide)

LENDESK

velocity

Finmo

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Preferred Appraisers List



EDMONTON

- Cartwright Appraisals
- Frost Valuations
- Knight & Company Appraisals
- Bourgeois & Company
- Accurate Residential Appraisals
- Blackmud Appraisals

CALGARY

- Atkinson & Associates
- Avison Young
- Sage Appraisals
- Calgary Residential Appraisals
- SD Taylor & Company
- Cornerstone Appraisals

RED DEER

- Perry Appraisal Associates
- Soderquist Appraisals
- Waters Mackie Valuations

ALL OTHER AREAS

- Lethbridge Property Appraisal
- City Appraisals
- Biegel & Associates Appraisal
- Landucation Valuation
- Altario Appraisals
- Accumark Appraisal
- Abbott-Brown Appraisal

This list is the preferred appraiser list, all other appraisal companies are considered

Appraisals MUST be addressed to Dependable Mortgage Solutions Corp



- 1. Comparables sold within 90 days**
- 2. House plus 10 acres (with a cost per acre after)**
- 3. Outbuildings added as an addendum with separate value**
- 4. AS IS Value only**

Discover the Dependable Difference

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Broker/Agent Consent Form



This Broker / Agent Consent Form authorizes and directs Dependable Mortgage Solutions Corp. to release mortgage information to the Broker / Agent identified.

Please complete and return to Dependable Mortgage Solutions Corp via email to lending@dependablemortgage.ca.

Homeowners: A new, signed Broker / Agent Confirm Form will be required to cancel an existing Broker / Agent Consent Form.

Note: This form will not be accepted unless all fields are completed in full and is signed by the borrower(s) / guarantor(s) / homeowner(s).

The purpose of this Broker / Agent Consent Form is (please check one):

- to authorize the Broker / Agent to have access to my / our mortgage information
- to authorize the Broker / Agent to have access to and / or make changes (loan changes, etc.) to my/our mortgage information
- to cancel the existing authorization of the Broker / Agent identified below

Homeowner Information:

Home Owner Name(s) _____

Property Address: _____

Mortgage Number: _____

Broker / Agent Information:

Broker / Agent Name(s): _____

(please list all applicable Brokers / Agents / Admins) _____

Name of Brokerage: _____

Address of Brokerage: _____ Phone

Number: (Office) _____ (Mobile) _____

Email Address: _____

Homeowner / Guarantor Authorization:

Print Name

Signature

Print Name

Signature

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