

## Available products

Mortgages for people with excellent credit, with rates that don't vary much from lender to lender for equivalent loans, are somewhat of a commodity. That's not the case with sub-prime and Alt-A mortgages, however. You might receive

widely differing offers from different sub-prime lenders because they have different ways of weighing the risk of giving you a loan. The following is just a small sampling of available products.

Product type	Product name	Provider	Features	Type of user	Pricing and fees
Alt-A	High Ratio Alternative Mortgage	AGF Trust Company	<ul style="list-style-type: none"> <li>Allows for acceptable credit with no minimum Beacon score</li> <li>GDS/TDS – 32%/40% based on verifiable income</li> <li>Maximum 95% LTV on purchase</li> </ul>	<ul style="list-style-type: none"> <li>Borrowers with credit problems (no bankruptcies) or low verifiable income</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of AGF Trust posted – 0.5%</li> <li>No lender fee</li> </ul>
Alt-A	Business for Self Mortgage	AGF Trust Company	<ul style="list-style-type: none"> <li>Maximum 80% LTV</li> </ul>	<ul style="list-style-type: none"> <li>Borrowers with soft or low verifiable income (self-employed)</li> </ul>	<ul style="list-style-type: none"> <li>Minimum 150 bps; 100 bps paid to lender</li> <li>Minimum of AGF Trust posted rate</li> </ul>
Sub-prime	Equity Assist	AGF Trust Company	<ul style="list-style-type: none"> <li>Beacon scores as low as 540 will be considered for 85% LTV</li> </ul>	<ul style="list-style-type: none"> <li>Borrowers whose credit scores have been affected by adverse conditions</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of AGF Trust posted rate</li> </ul>
Sub-prime	No Income Mortgage	AGF Trust Company	<ul style="list-style-type: none"> <li>Maximum 80% LTV</li> <li>More than Beacon score is analyzed</li> </ul>	<ul style="list-style-type: none"> <li>No income or low verifiable income</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of AGF Trust posted rate +0.25%</li> <li>Minimum 150 bps; 100 bps paid to lender</li> </ul>
Alt-A	High Ratio Alternative Mortgage	AGF Trust Company	<ul style="list-style-type: none"> <li>Allows for acceptable credit with no minimum Beacon score</li> <li>GDS/TDS – 32%/40% based on verifiable income</li> <li>Maximum 95% LTV on purchase</li> </ul>		<ul style="list-style-type: none"> <li>Minimum of AGF Trust posted – 0.5%</li> <li>No lender fee</li> </ul>
Alt-A	Excalibur Stated Income	First National Financial	<ul style="list-style-type: none"> <li>Up to 95% financing available</li> <li>Qualification based on income</li> <li>No minimum time requirement for self-employment (must provide two-year employment history)</li> <li>Minimum two-year credit history</li> </ul>	<ul style="list-style-type: none"> <li>Self-employed (ie, consultants, contractors, commissioned salespeople and tip earners)</li> <li>May not be able to verify income in the traditional manner</li> <li>Have a strong history of responsibly managing credit</li> </ul>	Not available
Alt-A	Excalibur Max Value 95	First National Financial	<ul style="list-style-type: none"> <li>Up to 95% financing for a purchase or refinance</li> <li>Minimum two-year credit and employment history</li> <li>Self-employed: minimum three-year employment history supported by net income</li> </ul>	<ul style="list-style-type: none"> <li>Looking to borrow with as low as 5% equity and without the usual mortgage qualifications</li> <li>Are salaried or have a verifiable employment income with GDS/TDS ratios up to 40%</li> <li>Have a strong history of responsibly managing credit</li> </ul>	Not available
Sub-prime	Less than Perfect Credit	First National Financial	<ul style="list-style-type: none"> <li>Up to 80% financing available in one mortgage to save you money</li> </ul>	<ul style="list-style-type: none"> <li>Self-employed or salaried and have less than perfect credit</li> </ul>	Not available
Alt-A	One Plus Mortgage	GE Money	<ul style="list-style-type: none"> <li>Low rate</li> <li>Can help build/improve credit</li> <li>Manageable payments</li> <li>Extendable term</li> </ul>	<ul style="list-style-type: none"> <li>Self-employed</li> <li>Credit issues</li> </ul>	Not available