

Find out how easy
private lending can be.

Flexible lending
helps you
seal the deal.



A pioneer in the Private Lending Market, Antrim Investments has been helping **self employed, stated income, and low beacon clients** obtain mortgage financing for over 35 years. Our underwriters are experts in helping you create custom mortgage solutions tailored to the needs of your clients. Furthermore, we act quickly. Same day commitments are standard, and most deals can be funded in days not weeks.

Grow your business.

Not all clients will qualify for Bank mortgages; it's a growing reality of the times we live in. It's also a huge business opportunity for you. Working with Antrim allows you to grow your business by offering alternative mortgage solutions to your clients that have not been able to obtain traditional Bank financing.

Setting up a win-win situation.

Antrim's mortgage lineup is specifically designed for clients that have built up equity in their property but for one reason or another cannot obtain financing at prime rates. Use Antrim to get the funds your clients need quickly – **OPEN TERMS available on all mortgages** – and refinance your clients to prime rates with no penalty when they qualify.

Note: open term mortgages may have higher interest rate than closed terms with prepayment penalties.

A variety of mortgage products.

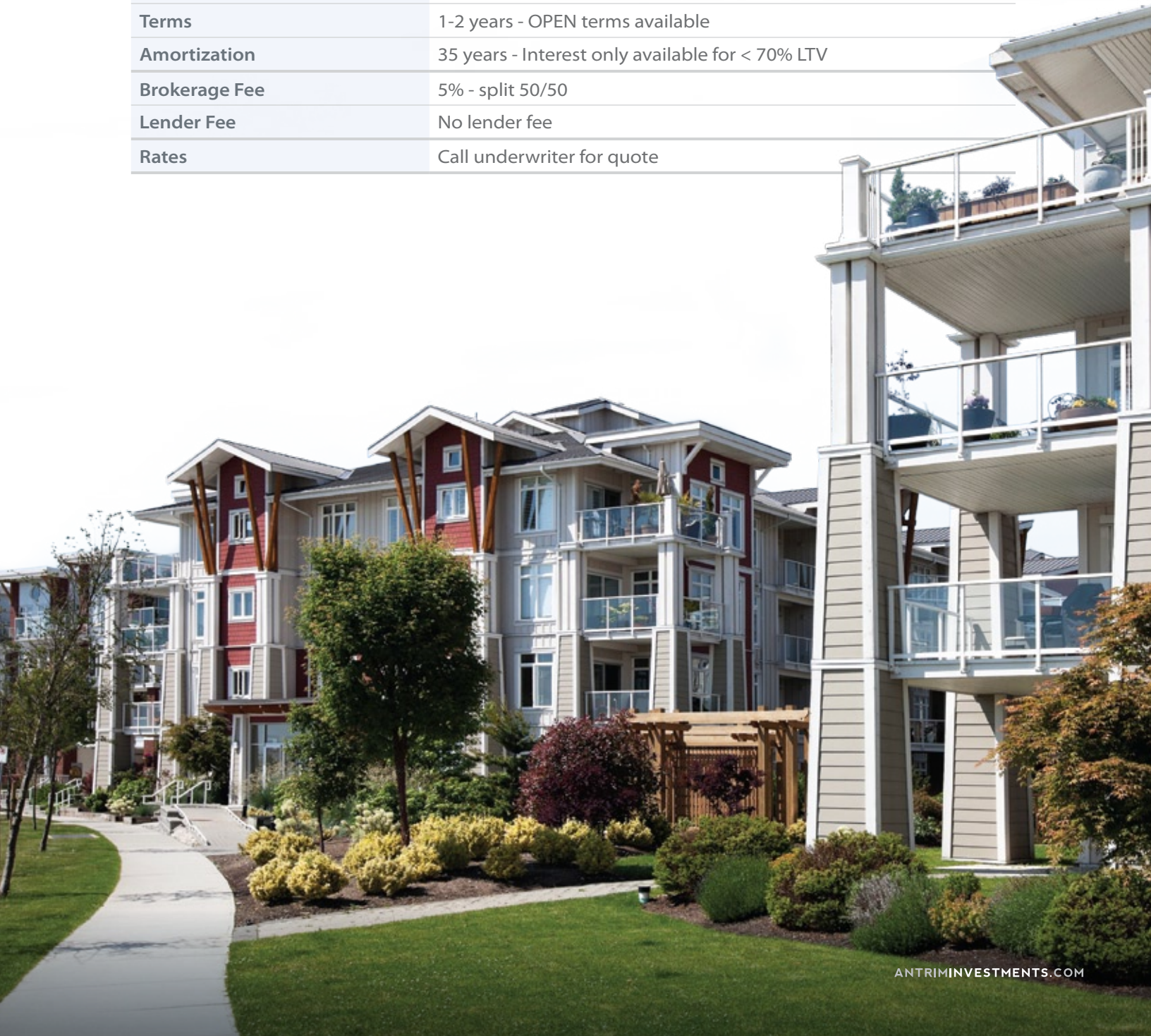
Our knowledgeable underwriters will help you find a solution to even the most difficult deals. Flexible lending guidelines allow us to customize every part of your clients' mortgage – think open terms, interest only, and fast funding.

RESIDENTIAL 1ST MORTGAGES

Max LTV	75%
Lending Areas	Major Centres of BC
Minimum Beacon	NONE - LTV reduced if < 500
Min / Max Mortgage	\$50,000 - \$5million
Income	Stated Income
GDS/TDS	NONE - deal must make sense
Purpose of Funds	Purchase, Refinance, Revenue Property, Interlalia
Terms	1-2 years (OPEN terms available)
Amortization	35 years - Interest only available for < 70% LTV
Brokerage Fee	3% - split 50/50
Lender Fee	No lender fee
Rates	Call underwriter for quote

RESIDENTIAL 2ND MORTGAGES

Max LTV	75%
Lending Areas	Major Centres of BC
Minimum Beacon	NONE - LTV reduced if < 600
Min / Max Mortgage	\$50,000 - \$3million
Income	Stated Income
GDS/TDS	NONE - deal must make sense
Purpose of Funds	Purchase, Refinance, Revenue Property, Interalia
Terms	1-2 years - OPEN terms available
Amortization	35 years - Interest only available for < 70% LTV
Brokerage Fee	5% - split 50/50
Lender Fee	No lender fee
Rates	Call underwriter for quote



CONSTRUCTION LENDING

Antrim offers the easiest residential construction financing possible. We work with your client to make sure the project gets completed. Think **no-fee inspections, no charge on un-advanced funds, easy to calculate draws and, zero red tape.**

Max LTV	70% - Based on appraisal as if 100% complete
Lending Areas	Major Centres of BC
Minimum Beacon	NONE - LTV reduced if < 600
Min / Max Mortgage	\$100,000 - \$3million
Purpose	Spec or Owner build - Builder to have established New Home Warranty
Draws	Flexible as required - Lot , Lockup, Drywall, Completion as a general guide No Fee inspection on Draws
Income	Stated Income
GDS/TDS	NONE - deal must make sense
Terms	1 Year OPEN on all construction mortgages
Payments	Accrued interest due each draw - monthly payment not required so long as construction started within 90 days of lot draw
Brokerage Fee	3% - split 50/50
Lender Fee	No lender fee
Rates	Call underwriter for quote

COMMERCIAL MORTGAGES

Have clients looking to purchase or refinance commercial office space? Antrim has flexible commercial mortgages products as well. From owner occupied strata offices to multi-unit apartments we can help, just give us a call.

Max LTV	65%
Lending Areas	Major Centres of BC
Minimum Beacon	600
Min / Max Mortgage	\$100,000 - \$2million
Eligible Properties	Apartment, Retail, Office, Mixed Use
Income	Stated Income
GDS/TDS	NONE – deal must make sense
Terms	1-2 years
Amortization	25 - 35 Years
Brokerage Fee	3% - split 50/50
Lender Fee	No lender fee
Rates	Call underwriter for quote

A good business partner.

Antrim Investments has been lending across British Columbia for over 35 years. Our management team has decades of experience in residential lending and a reputation of integrity and trust second to none.



Experience the Antrim Advantage.

We can help grow your business.
We can help your clients build their dreams.

Call us today
604.530.2301