

# BROKER PACKAGE

**ONTARIO**





**Indigoblue Mortgage Investment Corporation** is proud to offer mortgage brokers and their clients access to sensible mortgage solutions. We specialize in first and second mortgages for purchases and refinances across residential and mixed-use properties. At **Indigoblue MIC**, we provide financing opportunities that fill the gap created by tighter lending guidelines at traditional banks and trust companies. We're committed to working with you to ensure your client obtains all of the advantages **Indigoblue MIC** has to offer, while delivering service of the highest standard. Our highly knowledgeable team works diligently to provide quick turnaround times, with a dedication to accuracy and efficiency.

## BRIDGE LOAN PRODUCT

For your clients in need of a flexible short-term solution to bridge the gap on their purchase and sale needs.

## FIRST MORTGAGES

For your clients with challenges in qualifying at traditional lenders on their purchase and refinance needs.

## SECOND MORTGAGES

For your clients looking for quick-close solutions to consolidate debt or renovate their home.

	BRIDGE LOAN	FIRST MORTGAGES	SECOND MORTGAGES
<b>LOAN TO VALUE</b>	<b>Up to 85%</b>	<b>Up to 85%</b>	<b>Up to 85%</b>
<b>PURPOSE</b>	Purchase & Refinance	Purchase & Refinance	Purchase & Refinance
<b>RATES*</b>	Starting at 8.99%	Starting at 9.75%	Starting at 11.99%
<b>LENDER FEES*</b>	Starting at 1.5%	Starting at 2%	Starting at 3%
<b>OCCUPANCY TYPE</b>	Owner-Occupied & Rental	Owner Occupied & Rental	Owner Occupied & Rental
<b>LENDING AREAS</b>	Across Ontario	Across Ontario	Across Ontario
<b>MINIMUM BEACON</b>	550 Minimum Beacon	550 Minimum Beacon	550 Minimum Beacon
<b>MAX MORTGAGE</b>	\$1,500,000	\$1,500,000	\$300,000
* Rates and fees are subject to change without notice. Additional premium may apply			

## PROPERTY TYPES

Detached, Semi-detached , Townhomes, Condominiums , Rentals, Mixed-use

## FEATURES

- Quick Closings
- Interest-Only Payments
- Prepaid Options
- Gifted Down Payment
- Terms: 1, 3, 6 & 12 Months
- Open and Closed Terms

## PROCESS

### GENERAL INQUIRY?

Contact us directly at 416-400-3977 x 13 or email at [deals@indigoblue.ca](mailto:deals@indigoblue.ca) to discuss your deal and get a quick quote.

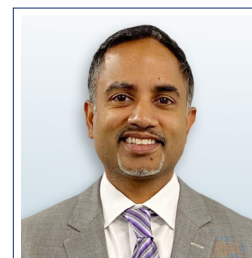
### READY TO SUBMIT?

Find us on Filogix, Velocity or Lendesk under private lenders.

## STANDARD DOCUMENTS REQUIRED

- 1- Full appraisal ([www.lbmic.ca/approved-appraisers](http://www.lbmic.ca/approved-appraisers))
- 2- Current Equifax credit bureau
- 3- Copy of 1<sup>st</sup> mortgage statement (If applicable)
- 4- Most recent property tax bill
- 5- Bank statements OR pay stubs

## BUSINESS DEVELOPMENT CONTACT



**SANJAY RAMWANI**  
[SANJAY@INDIGOBLUE.CA](mailto:SANJAY@INDIGOBLUE.CA)  
 416-400-3977 x 13

**Proudly supporting our broker partners across Ontario, Nova Scotia, New Brunswick, Newfoundland & Labrador.**

S E N S I B L E   M O R T G A G E   S O L U T I O N S

**SERVICE YOU CAN COUNT ON!**



We are proud to be a member of the Canadian Mortgage Brokers Association and Mortgage Professionals Canada.

**Indigoblue Mortgage Investment Corporations** is committed to giving back to the community since our inception, with a key emphasis on raising funds for Autism Awareness. Through golf tournaments, donation drives, and various social functions throughout the years, we have raised over **\$65,000** for the community including Autism Ontario, the Geneva Centre for Autism, our proud partnership with Seneca College in two annual bursaries in Social Justice, local food banks, shelters, hospitals, and The Canadian Cancer Society. We genuinely believe that it is vital to give back to our community, and we will continue to raise the bar in our efforts to provide more funding towards such important initiatives.