



MERCURY  
MORTGAGES

# RESIDENTIAL MORTGAGES

**NO INCOME VERIFICATION, NO GDS/TDS**

<b>LTV</b>	Up to 80% Rural Areas - 65% of house and 5 acres land Homes over \$1mln - LTV on case by case basis	
<b>1st Mortgages</b>	Rates: 5.99 - 8.99% Lender Fee: 1.5 - 2%	<b>Loan Amounts:</b> \$75K - \$3mln
<b>2nd Mortgages</b>	Rates: 10.49 - 12.99% Lender Fee: 2.5 - 3% (min. \$1500)	<b>Loan Amounts:</b> \$15K - \$1mln
<b>Term</b>	3 - 12 months	
<b>Amortization</b>	Interest Only or max 30 years amortization	
<b>Property Type</b>	Single Family and Multiplexes Owner Occupied and Rental	
<b>Types of deals</b>	Purchases and Refinances Debt Consolidation or pay off Cons. Proposals Construction Financing Bridge Loans Stop Power of Sale	
<b>Lending Area</b>	<b>ONTARIO:</b> btw Kitchener and Oshawa (north up to Barrie and south to Lake Erie) also Ottawa <b>MANITOBA:</b> Winnipeg <b>ALBERTA:</b> Calgary and Edmonton	

**We Offer “lightning fast” Service**

**905-273-4234**

**walter@mercurymortgages.com**