

Rates and Comp Structure current as of: **February 7, 2025**
(subject to change without notice) Prime rate change January 30, 2025

Rate Sheet

Maximum debt service ratios are **GDS 39 and TDS 44**. Minimum Beacon 600.

High Ratio Max 25 year amortization Purchase Price < \$1.5MM Primary Residence ONLY			Insurable Max 25 year amortization Purchase Price < \$1MM Primary Residence ONLY		
TERM	RATE	COMP	TERM	RATE	COMP
5 yr Fixed Closed	4.09%	120 bps	5 yr Fixed Closed	4.19%	110 bps
3 yr Fixed Closed	4.09%	70 bps	3 yr Fixed Closed	4.19%	70 bps
5 yr Variable **	P* - 0.81	120 bps	5 yr Variable **	P* - 0.61	110 bps
Qualifying at greater of Contract Rate + 2% or 5.25%			Qualifying at greater of Contract Rate + 2% or 5.25%		
<ul style="list-style-type: none"> Also available for Standard Charge Transfers. 80.01-95% LTV. No rentals/second homes permitted. HR rates above can be used for the FTHB-30 yr amt. 			<ul style="list-style-type: none"> Also available for Standard Charge Transfers. Conventional up to 80% LTV. No rentals/second homes permitted. 		
Uninsurable Purchase OR Refinance Max 30 year amortization Max GDS 39 and TDS 44 Primary Residence ONLY			Non-Income Qualifying Business-for-Self only 25 year amortization Primary Residence Purchase/Refinance ONLY		
TERM	RATE	COMP	TERM	RATE	COMP
5 yr Fixed Closed	4.64%	85 bps	1 yr Fixed Closed	5.79%	50 bps
3 yr Fixed Closed	4.69%	60 bps	2 yr Fixed Closed	5.49%	60 bps
Qualifying at greater of Contract Rate + 2% or 5.25%			<ul style="list-style-type: none"> Conventional up to 80% LTV subject to Sliding Scale where applicable No rentals/second homes permitted 30 Year amortization available, 10bps rate premium Additional Application Fee of 1.00% will apply on all NIQ BFS applications 		
<ul style="list-style-type: none"> Conventional up to 80% LTV subject to Sliding Scale where applicable No rentals/second homes permitted. 					

Add Flex Line HELOC with Fixed mortgage Minimum beacon 640	
RATE	COMP
P + 0.5	same as mortgage term
<ul style="list-style-type: none"> Minimum HELOC limit is \$5,000. Up to 80% combined LTV Compensation is paid on approved limit. HELOC limit increases as mortgage principal is paid down. 	

Buydown	More Information
Available on any term, up to 15bps. Buydown is final once a commitment is issued. 5bps buydown = 20bps reduction in commission.	Visit our Broker Info Site for full guidelines and submission instructions. https://broker.meridiancu.ca/mortgage



*Meridian Prime Rate = 5.20

** High-Ratio and Conventional VRM: the mortgage payment will be set based on a 1% higher rate than the contract rate. We do not amend the mortgage payment each time the Prime Rate changes. All income-qualifying VRMs must qualify using greater of BOC or Contract Rate +2%. Conventional VRMs with less than 70% LTV and 25 year amortization may opt out of 1% payment lift.