



**Marathon
Mortgage
Corp.**

Going the Distance for You



Our Promise

- Aggressive Compensation
- Competitive Rates
- Exceptional Service & Turnaround Times

*“To uphold strong
underwriting standards
while providing timely,
efficient, cost-effective
and flexible servicing for
residential mortgages”*

What you can expect...

Our friendly, knowledgeable service representatives and experienced mortgage professionals are ready to respond to any inquiry with true customer focus. We uphold strong underwriting standards providing timely, efficient and flexible service to our Mortgage Brokers and Agent Partners.

Exclusive to mortgage Brokers and Agents, MMC is committed to becoming a first-choice lender in Canada. Our success will be based on our ability to provide competitive mortgage products, interest rates, and compensation. Our commitment is to provide industry leading turn-around times to both our Broker Partners and Borrowers.

We strive every day to exceed the expectations of those who continue to place their trust in us.



Going the Distance for You

We pay you

70 bps on Renewal



Our **Insured** Purchase Products

Fixed Rate

Transaction Types	<ul style="list-style-type: none">■ Purchase (CMHC/Genworth Insured)■ Switch/Transfer
Terms Available	3 and 5 years
Amortization	Minimum – 18 years Maximum – 25 years
Payment Frequency	Monthly, Weekly, Bi-Weekly, Accelerated Weekly & Accelerated Bi-Weekly
Prepayment Features	15/15 Prepayment Privileges
Property Taxes	To be paid through Marathon Mortgage Corp.
Portable	All mortgages are portable upon application and qualification
Finder's Fee	See rate sheet

We pay you

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Adjustable Rate

Transaction Types	■ Purchase (CMHC/Genworth Insured) ■ Switch/Transfer
Terms Available	5 years
Amortization	Minimum – 18 years Maximum – 25 years
Payment Frequency	Monthly, Weekly, Bi-Weekly, Accelerated Weekly & Accelerated Bi-Weekly
Prepayment Features	15/15 Prepayment Privileges
Property Taxes	To be paid through Marathon Mortgage Corp.
Portable	All mortgages are portable upon application and qualification
Finder's Fee	See rate sheet
Conversion	Borrower may convert at any time to a 5 year Fixed term

Insured Lending Guidelines Overview

Maximum Property

Value:\$999,999

Maximum Loan Amount:

Based on Insurer Guidelines

Minimum Loan Amount:

\$60,000

Minimum Credit Requirements:

- Minimum 601 Beacon Except Saskatchewan, Minimum is 660)
 - Minimum 2 active trades (1 trade must be with a major financial institution)
 - Bureau(s) cannot be older than 30 days prior to submission
-

GDS/TDS:

39% / 44%

Amortization:

Minimum - 18 years Maximum - 25 years

*GDS/TDS: 39%/44% for beacons 680 and higher

35%/42% for beacons below 680 (applies to Saskatchewan)

Maximum Loan-to-Value:

95% for all Purchases

Minimum Property Square Footage:

Condominiums: Square footage to be no less than 500 sq. ft. for Select GVA (Greater Vancouver Area) and Major Urban Location
Square footage to be no less than 600 sq. ft. for all other locations.

Houses: Square footage to be no less than 850 sq. ft. (79sq. m.)

Heating Cost:

Calculation used: sq. ft. x .75 / 12

Minimum \$500.00 for Condo's

Minimum \$800.00 for Houses

Appraisal:

Appraisals may be required under certain circumstances and are to be ordered by the broker from an approved Genworth appraisal company. All appraisals are to be paid by the borrower. Please refer to our policies manual or contact us for more information.

To ensure your deal closes on time, please send all the required documentation in a minimum of 10 business days prior to the closing date.

Documents may be sent to document@marathonmortgage.ca

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Our **Conventional Uninsured** Owner
Occupied Refinance/Purchase Products

Fixed Rate

Transaction Types	■ Owner Occupied Refinance/Purchase ■ Switch/Transfer
Terms Available	5 year ARM
Amortization	Minimum – 12 years Maximum – 30 years
Payment Frequency	Monthly, Weekly, Bi-Weekly, Accelerated Weekly & Accelerated Bi-Weekly
Prepayment Features	15/15 Prepayment Privileges
Property Taxes	Client has option to pay directly or through lender
Portable	All mortgages are portable upon application and qualification
Finder's Fee	See rate sheet



Our **Conventional Uninsured** Owner Occupied Refinance/Purchase Lending Guidelines Overview

Maximum Loan Amount:

\$1,500,000 (anything greater contact your underwriter)

Minimum Loan Amount:

\$60,000

Minimum Credit Requirements:

- Minimum 680 Beacon
 - Minimum 2 active trades (1 trade must be with a major financial institution)
 - Bureau(s) cannot be older than 30 days prior to submission
-

GDS/TDS:

39% / 44%

Amortization:

Minimum – 12 years

Maximum – 30 years

Maximum Loan-to-Value:

80% (sliding scale)

- 80% of the first \$1,250,000.00 and 50% of the remaining balance - GVA and GTA
 - 80% of the first \$1,000,000.00 and 50% of the remaining balance - Major Urban Centres
 - 80% of the first \$750,000.00 and 50% of the remaining balance - Urban Centres
 - 80% of the first \$500,000.00 and 50% of the remaining balance - Non Urban and Rest of Canada
-

Minimum Property Square Footage:

Condominiums: Square footage to be no less than 500sq.ft. for Select GVA (Greater Vancouver Area) and Major Urban Location
Square footage to be no less than 600 sq. ft. for all other locations.

Houses: Square footage to be no less than 850 sq. ft. (79sq. m.)

Heating Cost:

Calculation used: sq. ft. x .75 / 12

Minimum \$500.00 for Condo's

Minimum \$800.00 for Houses

Appraisal:

Appraisals required for ALL conventional uninsured mortgages and are to be ordered by the broker from an approved Genworth appraisal company. All appraisals are to be paid by the borrower. Please refer to our policies manual or contact us for more information

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on Renewal
bps



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