

	<h1>Mortgage Broker Rates</h1>	Effective: May 26th, 2026 Replaces: March 31st, 2026	Prime Rate: 4.45%
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4.39% 5-yr Fixed Insured High Ratio		Insured High Ratio		Conventional Insurable		Conventional Uninsured—Purchase					Conventional Uninsured—Refinance				
		Rate	Finder's Fee	Rate	Finder's Fee	B20 Non-Compliant - Extended Ratios (45/50)		B20 Compliant - Existing B20 Ratios (39/44)		Finder's Fee	B20 Non-Compliant - Extended Ratios (45/50)		B20 Compliant - Existing B20 Ratios (39/44)		Finder's Fee
						25 Yr	30 Yr	25 Yr	30 Yr		25 Yr	30 Yr	25 Yr	30 Yr	
5 Year Fixed	Up to 65% LTV	4.39%	110 bps	4.49%	110 bps	4.99%	5.09%	4.69%	4.79%	100 bps	4.99%	5.09%	4.69%	4.79%	100 bps
	65.01% - 70.00% LTV			4.59%		5.09%	5.19%				5.09%	5.19%			
	70.01% - 75.00% LTV			4.69%		5.14%	5.24%				5.14%	5.24%			
	75.01% - 80.00% LTV			4.69%		5.29%	5.39%				5.29%	5.39%			
4 Year Fixed	Up to 65% LTV	4.69%	80 bps	4.79%	80 bps	5.29%	5.39%	4.99%	5.09%	80 bps	5.29%	5.39%	4.99%	5.09%	80 bps
	65.01% - 70.00% LTV			4.89%		5.39%	5.49%				5.39%	5.49%			
	70.01% - 75.00% LTV			4.99%		5.44%	5.54%				5.44%	5.54%			
	75.01% - 80.00% LTV			4.99%		5.59%	5.69%				5.59%	5.69%			
3 Year Fixed	Up to 65% LTV	4.49%	60 bps	4.59%	60 bps	5.19%	5.29%	4.89%	4.99%	60 bps	5.19%	5.29%	4.89%	4.99%	60 bps
	65.01% - 70.00% LTV			4.69%		5.29%	5.39%				5.29%	5.39%			
	70.01% - 75.00% LTV			4.79%		5.34%	5.44%				5.34%	5.44%			
	75.01% - 80.00% LTV			4.79%		5.49%	5.59%				5.49%	5.59%			
2 Year Fixed	Up to 65% LTV	5.04%	20 bps	5.14%	40 bps	5.64%	5.74%	5.34%	5.44%	40 bps	5.64%	5.74%	5.34%	5.44%	40 bps
	65.01% - 70.00% LTV			5.24%		5.74%	5.84%				5.74%	5.84%			
	70.01% - 75.00% LTV			5.34%		5.79%	5.89%				5.79%	5.89%			
	75.01% - 80.00% LTV			5.34%		5.94%	6.04%				5.94%	6.04%			
1 Year Fixed	Up to 65% LTV	5.14%	20 bps	5.24%	20 bps	5.74%	5.84%	5.44%	5.54%	20 bps	5.74%	5.84%	5.44%	5.54%	20 bps
	65.01% - 70.00% LTV			5.34%		5.84%	5.94%				5.84%	5.94%			
	70.01% - 75.00% LTV			5.44%		5.89%	5.99%				5.89%	5.99%			
	75.01% - 80.00% LTV			5.44%		6.04%	6.14%				6.04%	6.14%			
5 Year Variable	Up to 65% LTV	Prime - 0.75%	110 bps	Prime - 0.50%	110 bps	Prime - 0.15%	Prime - 0.05%	Prime - 0.35%	Prime - 0.25%	100 bps	Prime - 0.05%	Prime + 0.05%	Prime - 0.35%	Prime - 0.25%	100 bps
	65.01% - 70.00%			Prime - 0.45%		Prime - 0.05%	Prime + 0.05%				Prime + 0.05%	Prime + 0.15%			
	70.01% - 75.00% LTV			Prime - 0.35%		Prime - 0.00%	Prime + 0.10%				Prime + 0.20%	Prime + 0.20%			
	75.01% - 80.00% LTV			Prime - 0.35%		Prime + 0.15%	Prime + 0.25%				Prime + 0.35%	Prime + 0.35%			
3 Year Variable	Up to 65% LTV	Prime - 0.25%	60 bps	Prime - 0.25%	60 bps	Prime + 0.10%	Prime + 0.20%	Prime - 0.05%	Prime + 0.05%	60 bps	Prime + 0.20%	Prime + 0.30%	Prime + 0.05%	Prime + 0.15%	60 bps
	65.01% - 70.00% LTV			Prime - 0.20%		Prime + 0.20%	Prime + 0.30%				Prime + 0.40%				
	70.01% - 75.00% LTV			Prime - 0.10%		Prime + 0.25%	Prime + 0.35%				Prime + 0.45%				
	75.01% - 80.00% LTV			Prime - 0.10%		Prime + 0.40%	Prime + 0.50%				Prime + 0.60%				

	Near Prime (Per Beacon Band) - Extended Ratios (55/60)				Business for Self (Non-Traditional) (Per Beacon Band) - Extended Ratios (45/50)			Bruised Credit (Per Beacon Band) - Extended Ratios (45/50)		Lender's Fee	Finder's Fee (bps)	Finder's Fee Near Prime & BFS Only (bps)
	720+	680-719	640-679	600-639	680+	640-679	600-639	550-599	500-549			
5 Year	5.64%	5.69%	5.79%	5.99%	6.09%	6.39%	6.39%	9.09%	9.59%	0.00%	100 bps	120 bps
4 Year	5.64%	5.69%	5.79%	5.99%	6.09%	6.39%	6.39%	8.79%	9.19%	0.00%	100 bps	120 bps
3 Year	5.19%	5.24%	5.34%	5.54%	5.64%	5.84%	5.94%	8.49%	8.79%	1.00%	75 bps	
2 Year	5.09%	5.14%	5.24%	5.44%	5.54%	5.64%	5.84%	7.89%	8.39%	1.00%	60 bps	
1 Year	4.99%	5.04%	5.14%	5.34%	5.44%	5.49%	5.69%	7.59%	7.89%	1.00%	50 bps	
1 Year Promo	4.19%	4.24%	4.34%	4.54%						2.00%	50 bps	

\* Rates for Near Prime, Business for Self and Bruised Credit based on the beacon score of the Primary borrower only

	Rentals Extended Ratios 45/50	Finder's Fee (bps)	Non Re-Advanceable HELOC Existing Ratios (39/44)	Finders Fee (bps)	
5 Year	4.94%	100 bps			For further information, contact: Michael Fuller Business Development Specialist 416-553-7849, mfuller@duca.com  Lucy Celebre Director, DUCA Broker Services 647-616-8450, lcelebre@duca.com
4 Year	5.24%	100 bps			
3 Year	5.14%	75 bps	7.99%	25 bps	
2 Year	5.59%	60 bps	1 Year Fixed		
1 Year	5.69%	50 bps	Maximum 65% LTV		