

			Mortgage Broker Rates										Effective: September 18th, 2025 Replaces: August 6th, 2025		Prime Rate: 4.70%	
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	4.44%	110 bps	5.74%	5.84%	5.59%	5.69%	100 bps	5.84%	5.94%	5.69%	5.79%	100 bps	
	65.01% - 70.00% LTV			4.54%		5.84%	5.94%				5.94%	6.04%				
	70.01% - 75.00% LTV			4.64%		5.89%	5.99%				5.99%	6.09%				
	75.01% - 80.00% LTV			4.74%		6.04%	6.14%				6.14%	6.24%				
4 Year Fixed	Up to 65% LTV	4.99%	80 bps	5.04%	80 bps	6.04%	6.14%	5.89%	5.99%	80 bps	6.14%	6.24%	5.99%	6.09%	80 bps	
	65.01% - 70.00% LTV			5.14%		6.14%	6.24%				6.24%	6.34%				
	70.01% - 75.00% LTV			5.24%		6.19%	6.29%				6.29%	6.39%				
	75.01% - 80.00% LTV			5.29%		6.34%	6.44%				6.44%	6.54%				
3 Year Fixed	Up to 65% LTV	5.19%	60 bps	5.24%	60 bps	6.24%	6.34%	6.09%	6.19%	60 bps	6.34%	6.44%	6.19%	6.29%	60 bps	
	65.01% - 70.00% LTV			5.34%		6.34%	6.44%				6.44%	6.54%				
	70.01% - 75.00% LTV			5.44%		6.39%	6.49%				6.49%	6.59%				
	75.01% - 80.00% LTV			5.54%		6.54%	6.64%				6.64%	6.74%				
2 Year Fixed	Up to 65% LTV	5.59%	20 bps	5.64%	40 bps	6.64%	6.74%	6.49%	6.59%	40 bps	6.74%	6.84%	6.59%	6.69%	40 bps	
	65.01% - 70.00% LTV			5.74%		6.74%	6.84%				6.84%	6.94%				
	70.01% - 75.00% LTV			5.84%		6.79%	6.89%				6.89%	6.99%				
	75.01% - 80.00% LTV			5.94%		6.94%	7.04%				7.04%	7.14%				
1 Year Fixed	Up to 65% LTV	5.69%	20 bps	5.74%	20 bps	6.74%	6.84%	6.59%	6.69%	20 bps	6.84%	6.94%	6.69%	6.79%	20 bps	
	65.01% - 70.00% LTV			5.84%		6.84%	6.94%				6.94%	7.04%				
	70.01% - 75.00% LTV			5.94%		6.89%	6.99%				6.99%	7.09%				
	75.01% - 80.00% LTV			6.04%		7.04%	7.14%				7.14%	7.24%				
5 Year Variable	Up to 65% LTV	Prime - 0.50%	110 bps	Prime - 0.50%	110 bps	Prime - 0.15%	Prime - 0.05%	Prime - 0.30%	Prime - 0.20%	100 bps	Prime - 0.05%	Prime + 0.05%	Prime - 0.20%	Prime -0.10%	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 + 0.10%	Prime + 0.20%				
	75.01% - 80.00% LTV			Prime - 0.35%		Prime + 0.15%	Prime + 0.25%				Prime + 0.25%	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 + 0.30%	Prime + 0.40%				
	70.01% - 75.00% LTV			Prime - 0.10%		Prime + 0.25%	Prime + 0.35%				Prime + 0.35%	Prime + 0.45%				
	75.01% - 80.00% LTV			Prime - 0.10%		Prime + 0.40%	Prime + 0.50%				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)	For further information, contact: Michael Fuller Business Development Specialist 416-553-7849, mfuller@duca.com											
5 Year	5.84%	100 bps	1 Year Fixed Maximum 65% LTV	25 bps	Lucy Celebre Business Development Specialist 647-616-8450, lcelebre@duca.com											
4 Year	6.14%	100 bps														
3 Year	6.34%	75 bps														
2 Year	6.74%	60 bps														
1 Year	6.84%	50 bps														