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1.ABOUT US

Northern Funding Group is a private lender of 1st,2nd, construction and bridge mortgages in Simcoe County area. NFG offers a wide array of financing options to provide assistance to those of you that do not meet the bank’s criteria.

The reasons could range from bruised credit to inability to provide the banks with the required documentation to meet income qualification guidelines or simply you need a short term solution and the bank isn’t an option.

We are here to help in any way that we can.

Please email an outline of your situation to [stew@northernfundinggroup.ca](mailto:stew@northernfundinggroup.ca) and we will analyze it and forward to one of our associated licensed mortgage brokers to contact you and start the process!

2.TYPES OF MORTGAGES WE DO

( see <http://chmic.ca/equity-take-out/> as example of layout

**Bridge Financing**

Are you or your client looking forward to moving into that new property you just purchased, but your possession date is earlier than the sale of your current property? Often, possession dates don’t align in a way that is most convenient, and our bridge financing option will provide the peace of mind while in transition.

**Problem:**

Loans are often too short term

You don’t want to lose the sales of your property while waiting for financing

Existing lenders are not willing or able to bridge the purchase with your existing equity

Limited and restrictive conditions cause penalties at traditional financial institutions

Your house is listed but hasn’t sold yet

**Solution:**

We can help you close the sale of your purchase before the property you are moving out of sells, or before its possession date if it is sold. We offer a short term loan to bridge the gap for you, allowing a less stressful transition between homes. We can also help you take advantage of your prepayment privileges on the house you are selling to help reduce your prepayment penalty.

Debt Consolidation:

Save yourself thousands of dollars in interest, lower your monthly payments and get debt free faster by consolidating your debts. Take equity out of your home to pay: credit cards, department cards, lines of credit, car loans, CRA debts, property taxes and any other debts that are weighing you down.

Problem:

Borrower is restricted with high monthly payments

The current debt has a high and costly interest rate

Low amortization makes it challenging to pay it down

High penalties are being accrued

Property is subject to foreclosure, and may force its sale

Need quick access to equity

Borrowing ratios (GDS and TDS) prohibit traditional financial institution options

Credit score is being negatively impacted

Personal peace of mind is being impacted by debt collectors

Solution:

CHMIC will provide first and second mortgages to pay off (or down) high interest rate debt to reduce the cost of borrowing, reduce monthly payments, and provide a path to debt elimination. This allows the borrower to re-establish their credit, gain peace of mind, and regain access to traditional financing options.

Equity take out

Property owners often look to take equity out of their property through either refinancing an existing mortgage, or getting a second mortgage added on. The Equity Take Out is great for accessing your equity to pay off timely debts, to renovate, and to fund any other situation when owners need cash out on their equity, fast!

Problem:

Debt doesn’t wait; the deal needs to close fast

The terms on the first mortgage make it financially challenging to payout (payout penalties, appraisal fees and other fees)

The expiry dates on the first and second mortgage don’t align and results in eventual payout penalties

Solution:

We allow first mortgages to remain on title when opening a second mortgage. We align the expiry terms on our second mortgage to avoid costly payout penalties to save you money. We understand that these deals need to close quick, so we perform our own in-house evaluations of the property, and do our own legal work, both at which are at no cost to our clients.

WHAT IS CONSTRUCTION FINANCING?

Breaking ground on a new construction project is a much different experience than purchasing a pre-existing property. Similarly, the type of financing required for a new build is not the same as what’s required for a pre-existing property. When you’re building an infill project, you need a loan that will match your needs and provide continuing funding as construction progresses. Rather than a standard mortgage or building loan, infill construction financing is a loan designed specifically for individuals or businesses undertaking infill construction projects.

Construction Financing

In contrast to a typical loan which provides a lump sum payment to the borrower up front, an construction loan is designed to provide continuous funding over the course of a construction project. With an infill mortgage, the borrower is able to access funds at multiple points during the construction process. Typically, lenders will require inspections to be carried out at certain times during the construction process before the next portion of the loan is made available.

Am I Eligible for Construction Financing?

Eligibility for construction will vary, but typically we will provide these types of loans will have an approval process that goes beyond the scope of a typical mortgage. For example, before providing funding,we require a detailed construction budget, along with architectural plans for the new construction. This is in addition to verifying the borrower’s income, assets, and liabilities.