



# IjaraCDC Programs

## Salaam,

We understand that every client's housing needs and financial situations are unique. That's why we continuously work with different investors to offer specialized programs that cater to your specific situation **while keeping it Sharia-compliant.**

## Programs available in Canada



*\*Not every program is available in all provinces. Ask us about our US products*

### **Flexible Downpayment**

Suited to home buyers with an excellent credit history who don't have the required down payment. Must be able to debt service the loan with the down payment.

### **FTHBI**

Eligible first-time homebuyers with the minimum down payment for an insured mortgage can apply to finance an additional portion of their down payment. 5% or 10% incentive secured by a shared equity mortgage with the Government of Canada.

### **Refinancing Program**

Take cash out from the equity in the home. Can refinance up to 80% of appraised value.

### **Business for Self-Fully Qualifying Program**

For self-employed individuals with traditional verification of income. Self-employed line 150 NOA income may be grossed up by 15%, or allowable add-backs may be used if sole proprietor or half owner in a partnership. Self-employed income may not be grossed up if owning an incorporated business. 10% minimum down payment depending on beacon score.

### **Business for Self - B- Lender Program**

Designed for self-employed borrowers that can't provide traditional sources of income verification - 6 months bank statement with 15% to 20% down payment.

### **Family Plan Program**

Assist family members who don't meet income requirements with purchasing a home. Ideal for parents buying a home for their children in post-secondary schools or adult children buying a home for their elderly parents. Min dp 5%.

### **Second Homes Program**

Designed to assist in purchasing a second home. Min dp 5%

### **Small Rental Program**

Get financing for purchasing a property that will be fully rented. Min dp 20%.



## **Purchase Plus Improvements**

Combines home purchases and improvements into one mortgage. Suited to borrower(s) that require improvements to their newly purchased home.

## **Bridge Financing**

Bridging the down payment if the sale of the current property sells after the closure of the purchased property.

## **Spousal Buyout Program**

The spousal Buyout Program consists of paying your ex-spouse what is owed from the property that both of you lived in or put some money towards. Provides up to 95% of the value of the home. You can pay out your spouse entirely and continue living in the home, depending on what you and your spouse have agreed to.

## **Projected Income for Physicians Program**

Allows for borrower qualification to be based on future (projected) income for medical professionals who are completing or have recently completed their residency/ fellowship within the last 24 months.

## **Projected Income for Dentists & Veterinarians Program**

Allows for borrower qualification to be based on the use of future (projected) income for Dentists and Veterinarians who are in their final year of residency, fellowship, or study (as applicable) or are newly practicing and have completed their program within the last 12 months.

## **Alternative 'B' Lending**

Assists borrowers needing time to improve their credit scores, high ratios to allow for higher purchase prices, etc. Offers 1,2&3 year terms, rates are higher than traditional lender rates, a fee of 1% of the purchase price is paid to the lender, min dp 20%. Borrowers are moved to A-lenders when their situation improves

## **Total Net Worth Lending Program**

Access to additional mortgage solutions for customers with moderate incomes but with good verifiable liquid assets and strong credit scores.



## **Conversion**

It's a simpler way to make your existing mortgage Sharia-compliant by turning the rent on money (Riba) transaction to a rent on property (Ijara) transaction. No need to go through the tedious refinancing process, nor any documentation required. Process takes 10-14 business days, and we usually complete the conversion before your next payment date!



## **Commercial Financing**

We can find you the industry's most competitive commercial mortgage rate.

Commercial mortgage products we provide funding for are:

- Income properties
- Multi-residential properties
- Bridge financing
- Restaurants
- Industrial properties
- Office properties
- Self-storage
- Retail Malls
- Raw land financing
- Debt consolidation



Visit our website:



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