



1. Submit an application

Submit an application via **Finmo**, **Filogix**, **Velocity**, or **Scarlett** under the 'private lenders' section. You'll receive an email confirmation and a push notification if you have the Fraction **broker mobile app**.



Download the broker app here

Get notifications, make changes, **upload docs**, earn points, and more.



2. Underwriting & approval

Your application will be reviewed to confirm that it meets the qualifying requirements, including: **640+ FICO**, **BC/ON/AB** property, **44% max LTV**, some income, primary residence.



Fraction reviews apps quickly

Fraction's average time to underwrite is **sub-2 hours**.



3. Commitment letter

Once approved, a Commitment Letter outlining Fraction's terms and conditions will be provided to you for your client's review. **We can send you a pdf** or can send a **Docusign directly** to your client.



Your rate isn't locked yet!

At Fraction, the rate is locked once **appraisal is paid for**.



4. Property appraisal

Once the client pays for appraisal (we will send a payment link), Fraction will set up an appraisal **via FNF**. We will also accept brokers setting up appraisals through **Solidifi**, or an **AIC accredited** appraiser.



Inspections for large deals

If the client is requesting **over \$1 million**, Fraction also requires an inspection.



5. Product review & KYC

We will send a **Product Review quiz** outlining Fraction's product to the borrower (don't worry they can't fail, it's educational) as well as **Know-Your-Customer (KYC)** to be completed on their mobile phone.



Check out our product quiz

Interested in seeing the quiz? **Try it out** by visiting the link at this QR code.



6. ILR review & documents

Your client will **meet with their ILR** who will **review the file with them** and then sign the documents. Ideally, try to schedule the ILR appointment early on, they can be busy!



Find ILRs we've worked with

Here's a list of lawyers Fraction has worked with in the past.



7. Funding the loan

Once all docs are received, Fraction will fund. Note that **Fraction only funds on Tuesdays and Thursdays**, and we require all documents to be completed and received **3 business days** before funding.



Funding timeline details

Learn more about Fraction's product and the details around funding timelines.