

CANADA GUARANTY

Dedicated Service, Flexible Solutions

COMPANY OVERVIEW

WHAT IS MORTGAGE DEFAULT INSURANCE? | Realizing Your Dream of Homeownership

Mortgage default insurance, commonly referred to as “mortgage insurance”, helps Canadian consumers purchase a home sooner and with a lower down payment. Mortgage insurance protects the lender against borrower default and applies to all mortgages with less than a 20% down payment, as required by the National Housing Act. With help from your lender or mortgage professional, along with the mortgage insurance solutions provided by Canada Guaranty, your dreams of homeownership are well within reach.

CANADA GUARANTY | 100% Canadian. Committed to Service Excellence.

As the only 100% Canadian-owned private mortgage default insurer, Canada Guaranty is dedicated to supporting the diverse needs of lenders, mortgage professionals and consumers, across the country. With a commitment to service, Canada Guaranty provides more choice through a comprehensive suite of mortgage insurance products and effective tools to ensure borrowers have greater access to affordable and sustainable homeownership solutions.

We are committed to supporting our industry partners and their clients by delivering service excellence in all of our interactions. This commitment is demonstrated by:

- Regional underwriters offering local market expertise across Canada.
- Ensuring every call to Canada Guaranty’s National Underwriting Centre is answered directly by a decision maker.
- A team that is knowledgeable, professional and accountable to our customers.

To learn how mortgage insurance solutions from Canada Guaranty can help you realize your dreams of homeownership, please visit our website: www.canadaguaranty.ca

PRODUCT OVERVIEW

Canada Guaranty has a comprehensive suite of mortgage default insurance products available to meet the needs of today’s homebuyer. Whether it’s your first home or your last, Canada Guaranty has a product to help you make the dream of homeownership a reality.

First-time Homebuyers

- Flex 95 Advantage™
- Downpayment Advantage™
- Purchase Advantage Plus™
- Maple Leaf Advantage™

New to Canada

- Maple Leaf Advantage™

Self-employed Borrowers

- Low Doc Advantage™
- Downpayment Advantage™

Purchasing Your Next Home

- Portable Advantage™
- Downpayment Advantage™
- Lifestyle Advantage™

Building or Renovating Your Dream Home

- Progress Draw Advantage™
- Purchase Advantage Plus™

Purchasing an Investment Property

- Rental Advantage™

To review all Insurance Products with applicable premiums, please visit our website: www.canadaguaranty.ca



Canada Guaranty Mortgage Insurance Company
1 Toronto Street, Suite 400, Toronto, Ontario M5C 2V6
www.canadaguaranty.ca

Main Number 866.414.9109
National Underwriting Centre 877.244.8422

CANADA GUARANTY

Dedicated Service, Flexible Solutions

CANADA GUARANTY PROGRAMS

ENERGY-EFFICIENT ADVANTAGE PROGRAM | The Benefits of Making Energy Efficient Choices

Program Overview

Qualified borrowers who purchase an energy-efficient home, or obtain mortgage financing to make energy-efficient home improvements, may be eligible to receive a partial premium refund of up to 25%.

Transaction Types

- Available on all Canada Guaranty mortgage insurance products.
- Purchase transactions: New Construction or Existing Home.
- Purchase with improvements for energy efficiency purposes.

Borrower Qualifications

- Mortgage financing must be insured through Canada Guaranty.
- Canada Guaranty must receive all original mortgage insurance premiums and applicable fees prior to issuing the partial premium refund.
- Partial premium refund applications must be submitted within 24 months of the mortgage closing date.

For more information about this program and your refund eligibility, please visit the **Energy-Efficient Advantage page on our website: www.canadaguaranty.ca**

HOMEOWNERSHIP SOLUTIONS PROGRAM | Helping More Borrowers Stay in their Homes

Most Canadians can't imagine losing their homes, but unexpected financial difficulties can leave homeowners in a challenging situation. Knowing what options are available and understanding the alternatives to potential foreclosure can often mean the difference between keeping and losing a home.

A successful outcome depends on the individual circumstances of the borrower and on the early involvement of both the lender and borrower at the first sign of financial distress. Specifically designed to help borrowers who are experiencing short-term financial difficulty, the Homeownership Solutions Program offers more options to ensure borrowers are given the best opportunity for long-term homeownership.

Two of the most common solutions include:

- **Capitalization of Mortgage Payments:** Suitable where the mortgage has equity available to allow the mortgage payment(s) to be capitalized onto the mortgage and paid over the remaining amortization period.
- **Special Capitalization of Other Expenses:** This solution looks at the potential to capitalize expenses other than the mortgage payments (i.e., property tax arrears, condo arrears, or a major repair the borrower can't afford).

If you are experiencing financial difficulty, don't delay; contact your lender as soon as you know there is a problem. Early intervention can make all the difference in finding the right solution.

For additional information, please visit the **Homeownership Solutions Program page on our website: www.canadaguaranty.ca**



Canada Guaranty Mortgage Insurance Company
1 Toronto Street, Suite 400, Toronto, Ontario M5C 2V6
www.canadaguaranty.ca

Main Number 866.414.9109
National Underwriting Centre 877.244.8422