

CANADA GUARANTY

PRODUCTS AT A GLANCE™

Downpayment Advantage™ (95% LTV and Less)

- Purchase: Max. 95% LTV for 1 to 2 units, 1 unit owner-occupied.
- Purchase: Max. 90% LTV for 3 to 4 units, 1 unit owner-occupied.
- Purchase, Purchase Advantage Plus™, Resale or New Construction (single advance).
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Down payment from own resources or gifted from a close family member.

Flex 95 Advantage™

- Max. 95% LTV.
- Purchase, Purchase Advantage Plus™, Resale or New Construction (single advance).
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Max. 2 units, 1 unit owner-occupied.
- Strong credit profile required.
- Down payment options include: borrowed down payment from arm's length source, gifts or grants from arm's length 3rd party.

Purchase Advantage Plus™

- Max. 95% LTV 1 to 2 units, 1 unit owner-occupied.
- Max. 90% LTV 3 to 4 units, 1 unit owner-occupied.
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Gifted down payment from a close family member is eligible.
- Full appraisal required if value of improvements exceeds 20% of "as is" value or \$60,000.
- Borrower to supply lender with written quotes.
- Lender to manage holdbacks and confirm improvements are completed.
- Single or multiple advances are permitted and may be managed by Lenders. To be eligible for Canada Guaranty managed draws, the improvement amount should be greater than 10% of the as-improved value.

Lifestyle Advantage™ (Second Homes)

- Purchase: Max. 95% LTV.
- Strong credit profile required.
- Purchase, Purchase Advantage Plus™, Resale or New Construction (single advance).
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Max. 1 unit for secondary occupancy, owner-occupied or occupied by a member of the owner's immediate family.

Progress Draw Advantage™

- Purchase: Max. 95% LTV 1 to 2 units, 1 unit owner-occupied.
- Strong credit profile required.
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Down payment from own resources or gifted from a close family member.
- Title to land in borrower's name on, or before, closing.
- Basic Service (lender managed) and Full Service (insurer managed) available.
- Builder loans are not eligible.

Rental Advantage™

- Purchase: Max. 80% LTV.
- Properties with 2-4 units only. Single unit properties ineligible.
- Strong credit profile required.
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Max. 50% of gross rental income may be added to the borrower's gross annual income.
- Down payment from own resources.
- Maximum Loan Amount for Greater Calgary, Vancouver and Toronto Areas is \$750,000. For all other locations, a maximum loan amount of \$600,000 applies.

Low Doc Advantage™ (Self-Employed)

- Purchase: Max. 90% LTV.
- Strong credit profile required.
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Max. 2 units, 1 unit owner-occupied (secondary homes are ineligible).
- 2 years self-employed.
- Borrower's income must be reasonable for the nature and tenure of the business.
- Minimum 10% down payment, of which 5% must come from borrower's own resources. Remainder may be gifted from a close family member.
- Lender to confirm no tax arrears (please refer to product sheet for details).
- Commission sales income is not eligible.
- Maximum loan amount for Greater Toronto, Vancouver and Calgary areas is \$750,000. For all other locations, a maximum loan amount of \$600,000 applies. Exceptions to be reviewed on a case-by-case basis.

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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

All mortgage insurance is underwritten by Canada Guaranty Mortgage Insurance Company.

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Portable Advantage™

- Max. 95% LTV 1 to 2 units.
- Max. 90% LTV 3 to 4 units.
- Max. 4 units, 1 unit owner-occupied (please refer to product sheet for details).
- Purchase, Resale or New Construction (single advance).
- Straight Port: No changes (LTV/amort./\$) no new premium.
- Port with Increase: Increase LTV/amort./\$, premiums based on the lesser of single premium on the total loan amount or the top-up portion.
- Port with Increase: Borrower eligible for the Borrower Loyalty Credit.
- Original mortgage must be in good standing and insured by Canada Guaranty.

Maple Leaf Advantage™

- Purchase: Max. 95% LTV for 1 to 2 units, 1 unit owner-occupied.
- Purchase: Max. 90% LTV for 3 to 4 units, 1 unit owner-occupied.
- Maximum debt service ratios: GDS 39% / TDS 44%.
- Minimum 5% down payment from borrower's own resources or gifted from a close family member or corporate subsidiary. No borrowed down payments permitted.
- Alternate forms of credit confirmation acceptable.
- Purchase, Purchase Advantage Plus™, Progress Draw Advantage™, Resale or New Construction.
- Must have immigrated to Canada within the last 5 years.
- Permanent resident/landed immigrant status or a valid work permit required.
- Max. 4 units, 1 unit owner-occupied.
- All borrowers must be permitted to purchase residential property in Canada in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

Energy-Efficient Advantage Program

- Applicable to all Canada Guaranty mortgage insurance products.
- Purchase: New construction or existing home.
- Purchase with improvements for energy-efficiency purposes.
- Borrowers with mortgage financing currently insured by Canada Guaranty are eligible for a partial premium refund of 25%.
- Request for partial premium refund must be submitted within 24 months of the mortgage closing date.
- All applicable mortgage insurance premiums and fees on the original mortgage must have been received by Canada Guaranty prior to issuing the refund.
- Please refer to Energy-Efficient Advantage Program overview for complete details regarding qualifications and required documentation.

Product Features

- All products:
 - Eligible for portability.
 - Maximum 25 year amortization.
 - Maximum property value must be less than \$1,000,000
- For products that allow a minimum 5% down payment, the following guidelines apply:
 - Purchase Price \leq \$500,000: Minimum 5% down payment required.
 - Purchase Price $>$ \$500,000 and $<$ \$1,000,000: Minimum 5% down payment required on the first \$500,000 of the purchase price, plus an additional 10% down payment required on the portion of the purchase price above \$500,000.

NOTE: Maximum LTV is subject to adjustments based on local housing market conditions.
DISCLAIMER: Product guidelines are subject to change without notice. Information in this document represents a brief summary of products only.

PREMIUM RATES AT A GLANCE

Loan-to-Value Ratio	Standard Premium Rates		Low Doc Advantage™		Rental Advantage™	
	Single	Port. Top-up	Single	Port. Top-up	Single	Port. Top-up
\leq 65%	0.60%	0.60%	1.50%	3.00%	1.45%	3.15%
65.01–75%	1.70%	5.90%	2.60%	6.50%	2.00%	3.45%
75.01–80%	2.40%	6.05%	3.30%	7.00%	2.90%	4.30%
80.01–85%	2.80%	6.20%	3.75%	7.50%		
85.01–90%	3.10%	6.25%	5.85%	9.00%		
90.01–95%	4.00%	6.30%				
Flex 95 Advantage™	4.50%	6.60%				

NOTE: Mortgage insurance premiums are non-refundable.



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