

LOW DOWN PAYMENT OPTIONS

DOWNPAYMENT ADVANTAGE™

95% LTV AND LESS

The Downpayment Advantage program is designed for borrowers who can make a down payment of at least 5% toward the purchase of a home.

Transaction Types

- Purchase transactions.
- Purchase Advantage Plus™ eligible.
- Portable eligible.

Amortization

- Maximum 25 years; or
- Maximum 30-year amortization for owner-occupied homes if LTV > 80% and the borrower is either: (i) a first-time homebuyer or (ii) purchasing a newly constructed home.

Loan-to-Value Criteria

- 95% for Purchase: 1-2 units
 - Purchase Price \leq \$500,000: Minimum 5% down payment required.
 - Purchase Price > \$500,000: 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.
- 90% for Purchase: 3-4 units

NOTE: Maximum LTV is subject to adjustments based on local housing market conditions.

Interest Rate Types

- Fixed, standard variable, capped variable and adjustable-rate mortgages permitted.
- Borrower(s) must qualify at an interest rate that is the greater of the contract mortgage rate plus 2%, or 5.25%.

Property Types

- Maximum property value must be less than:
 - \$1,000,000 if LTV \leq 80%; or
 - \$1,500,000 if LTV > 80%.
- Maximum 4 units, with 1 unit owner-occupied.
- Resale or new construction (single advance).
- Progress Advance: refer to Canada Guaranty Progress Draw Advantage™ product sheet.

Borrower Qualifications

- Down payment must be from borrower's own resources or gifted from a close family member.
- Standard underwriting guidelines apply.
- Maximum debt service ratios: GDS 39% / TDS 44%

Documentation Requirements

- Standard documentation.

Applicable Premiums

Loan-to-Value Ratio	Single Premium	Top-up Premium	> 25 Year Amort. Single Premium	> 25 Year Amort. Top-up Premium
\leq 65%	0.60%	0.60%		
65.01% – 75%	1.70%	5.90%		
75.01% – 80%	2.40%	6.05%		
80.01% – 85%	2.80%	6.20%	3.00%	6.40%
85.01% – 90%	3.10%	6.25%	3.30%	6.45%
90.01% – 95%	4.00%	6.30%	4.20%	6.50%

NOTE: Mortgage insurance premiums are non-refundable.



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

Main Number 866.414.9109
National Underwriting Centre 877.244.8422

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