

## 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.

### Loan-to-Value Criteria

- 95% for Purchase: 1-2 units
  - 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.
- 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.
- 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
$\leq$ 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%
85.01%–90%	3.10%	6.25%
90.01%–95%	4.00%	6.30%

NOTE: Mortgage insurance premiums are non-refundable.



Canada Guaranty Mortgage Insurance Company  
1 Toronto Street, Suite 400, Toronto, Ontario M5C 2V6  
[www.canadaguaranty.ca](http://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.

Last Updated: 02/2023