

Build or renovate a **Green Home [Energy Efficient]**, and access more affordable financing choices. Prime lender financing.

Purpose	Purchase, refinance, transfer/switch, purchase/refinance plus improvements (when improvements to make the home more energy efficient)
Property Type	<ul style="list-style-type: none"> <li>• Owner occupied with a maximum of 4 units</li> <li>• Rental</li> <li>• Secondary Home</li> <li>• City or Country</li> </ul>
Term	1, 2, 3, 4, 5, 7, 10 year closed 3,5 year variable closed Home Equity Line of Credit
Rate	Fixed Variable Open HELOC
Loan Amount	\$100,000 - \$950,000 (insured) \$100,000 - Unlimited (conventional; conditions apply; may be subject to sliding scale)
Maximum LTV	Varies
Energy Efficiency Requirements	<p>Purchases/New Construction:</p> <ul style="list-style-type: none"> <li>• Be R-2000 compliant</li> <li>• Be constructed using CMHC's eligible energy-efficient building program. See full details at <a href="http://www.cmhc.ca">www.cmhc.ca</a></li> <li>• Or, rate 77 or higher on a NRCan energy evaluation</li> </ul> <p>Improvements:</p> <ul style="list-style-type: none"> <li>• NRCan energy assessment evaluation required both before and after energy-savings retrofits and upgrades</li> <li>• Improvements must increase homes rating by at least 5 points; once improvements are complete the property must achieve a minimum rating of 40.</li> </ul>
Down Payment	Own resources or gifted
Amortization	<ul style="list-style-type: none"> <li>• 5-30 years conventional</li> <li>• 5-25 years insured</li> </ul>
Payment Options	Monthly, semi-monthly, bi-weekly, weekly
Pre-payment Privilege	<ul style="list-style-type: none"> <li>• Lump sum up to 20%* of the original principal amount (*some lenders are 10-15%)</li> <li>• Monthly payment top-up up to 20%* of the regular monthly payment amount (*some lenders are 10-15%)</li> </ul>
Early Payout	Early Payout Premium: Greater of 3 months interest or Interest Rate Differential Reinvestment Fee may apply
Other	Portable and assumable upon approval
Borrower Qualification	Insured/High Ratio
	<ul style="list-style-type: none"> <li>• For terms less than 5 years, must qualify at the contract/MQR/benchmark rate, whichever is greater</li> <li>• For terms 5 years or greater, must qualify at the contract rate</li> <li>• 35% GDS &amp; 42% TDS; ratios may be assessed using the reduced costs indicated on the NRCan assessment</li> <li>• Mortgage insurance is NOT available for homes with a purchase price of over \$1.0M</li> <li>• A minimum beacon score of 620 (600 on exception)</li> <li>• Third-party income verification</li> <li>• Down payment verification</li> </ul>