

Property Types – Leased Land

Basic Criteria	<ul style="list-style-type: none"> • Residential properties with reasonable ground floor area and concrete foundations • Pressure treated wood foundations may be acceptable when the construction is approved by insurer • Housing unit should be considered reasonable for what is normally found in the immediate area • Must have [at a minimum] 1 full kitchen, 1 bathroom and common area • Permanent heat source and indoor plumbing • Properties should be fully serviced with municipal water & sanitary sewer • Property must be properly designed and in adequate physical condition to be liveable for the life of the mortgage • There should be amenities in the area (schools, shopping, bus) • Property may contain up to 4 units, 1 must be owner-occupied • Property must be considered “prime & marketable”
Lease Criteria	<ul style="list-style-type: none"> • Bank will consider financing residential owner occupied real estate located on leased land • Head-Lease must be reviewed and deemed satisfactory <ul style="list-style-type: none"> ○ Generally must be Crown/Government lease ○ Must be in favour of the Borrower ○ Must be signed by the Landlord ○ Must be assignable to the Bank ○ No restrictions as to the registration of the Assignment of Lease on title ○ The amortization of the mortgage cannot exceed the remaining life of lease, should be 5 years less ○ Cannot be re-negotiated at Landlords discretion prior to the expiry of original term ○ No restrictions as to the Bank’s access to the property ○ No restrictions or limitations on the re-sale of the property ○ Land lease payments to be included in GDS ○ Not available in Quebec
Detached House	Generally a minimum of 1000 sq ft
Restricted Properties	<p>These properties are not eligible for prime financing (private funds may be an option):</p> <ul style="list-style-type: none"> • Fractional Interests, Time Shares • Co-operative Housing, Rental Pools • Life Lease Properties • Leased-Land (Privately owned) • Mobile/Floating Homes (not secured to permanent foundation) • Boarding Houses • Rooming Houses • Non-Conventional Construction
Loan Amount	<p>\$100,000 - \$950,000 (insured) \$100,000 - Unlimited (conventional; conditions apply; may be subject to sliding scale)</p>
Maximum LTV	<ul style="list-style-type: none"> • 95% for 1-4 unit owner occupied (purchase) • 80% for 1-4 unit owner occupied (refinance) • 80% for 1-4 unit non-owner occupied (rental)