



MORTGAGE LOAN INSURANCE

CMHC ENERGY-EFFICIENT HOMES

Helping to Make Energy-Efficient Housing Choices More Affordable

CMHC's Mortgage Loan Insurance enables Approved Lenders to offer borrowers more affordable financing choices when purchasing an energy-efficient home or making energy-efficient improvements.

**Everything
you need
to open
new doors**

Features:

- Available for Purchase or Purchase with Improvements. Also available for Refinance transactions where energy-efficient improvements are being made.
- 1-4 unit residential properties
- 10% mortgage loan insurance premium refund available
- Extended amortization periods, up to 40 years, available without a surcharge
- Borrowers Debt Servicing Ratios can be calculated using the estimated reduced heating costs
- Flexible financing options – Single advance, progress advance

Benefits of CMHC's Energy-Efficient Homes Options

- ✓ **More Affordable Financing Options** – A 10% refund of the CMHC Mortgage Loan Insurance Premium and extended amortization, up to 40 years, without a surcharge are available.
- ✓ **Competitive Interest Rates** – Access to CMHC insured financing, and as a result, competitive interest rates.
- ✓ **Availability** – Available coast-to-coast-to-coast with no set maximum loan amount.

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www.cmhc.ca

Canada

The terms and conditions herein are in addition to and subject to CMHC's mortgage insurance standard terms and conditions and underwriting policies, unless specifically specified otherwise. The terms and conditions may change at any time. © 2008, Canada Mortgage and Housing Corporation.



CMHC ENERGY-EFFICIENT HOMES

Loan Purpose	<ul style="list-style-type: none"> ▪ Purchase (CMHC Standard Purchase, CMHC Flex 100, CMHC Flex Down, CMHC Purchase with Improvements) ▪ Portability ▪ Refinance (Where improvements are being made to make the home more energy-efficient) ▪ Single and Progress Advances ▪ Line of Credit/Interest Only Mortgages
Energy-Efficiency Benefits	<ul style="list-style-type: none"> ▪ A 10% premium refund provided to borrowers ▪ Amortization periods of up to 40 years without a premium surcharge (Full repayment required within 25 years of loan initiation for Line of Credit)
Energy Efficient Requirements	<p>For the purchase of an Energy-Efficient Home All new and existing eligible properties must:</p> <ul style="list-style-type: none"> ▪ Be R-2000 compliant; or ▪ Be certified under a CMHC eligible energy-efficient new home building program (Note: see CMHC's website at www.cmhc.ca for an up-to-date listing); or ▪ Rate 77 or higher on a NRCan energy assessment <p>For high-rise owner-occupied condominium units, the entire building must be at least 25% more energy efficient than Canada's <i>Model National Energy Code for Buildings</i>.</p> <p>For Improvements to Make a Home More Energy Efficient</p> <ul style="list-style-type: none"> ▪ NRCan energy assessment evaluation required both before and after energy-saving retrofits/renovations; ▪ Property improvements must increase the home's NRCan energy assessment rating by at least 5 points; and once improvements are completed, the property must achieve a minimum NRCan energy assessment rating of 40.
Qualifying the Borrower	GDS and TDS can be calculated using the estimated, reduced heating costs indicated on the NRCan energy assessment evaluation

Applicable Premiums			Surcharges
Loan to Value (LTV) Ratio	Premium on Total Loan Amount	Premium on Increase to Loan Amount for Portability and Refinance	Blended Amortization for Portability and Refinance 0.50%
Up to and including 65%	0.50%	0.50%	CMHC Line of Credit/Interest Only Mortgages Repayment Option: 5 years (5/20) 0.25% 10 years (10/15) 0.50% Conversion from 5/20 to 10/15 0.35% <i>(Product specific terms and conditions apply, see OPIMS 65612)</i>
Up to and including 75%	0.65%	2.25%	
Up to and including 80%	1.00%	2.75%	
Up to and including 85%	1.75%	3.50%	
Up to and including 90%	2.00%	4.25%	
Up to and including 95%			
Traditional Down Payment**	2.75%	4.25%*	
Non-traditional Down Payment***	2.90%	4.25%*	
Up to and including 97%			
Traditional Down Payment**	2.90%	4.80%*	
Non-Traditional Down Payment***	3.00%	4.80%*	
Up to and including 100%	3.10%	4.80%*	

For purchase transactions the premium payable is the Premium on Total Loan Amount. For portability and Refinance, the premium is the lesser of Premium on Increase to Loan Amount or the Premium on Total Loan Amount. A premium credit may be available under certain conditions. Premiums in Ontario and Quebec are subject to provincial sales tax – the sales tax cannot be added to the loan amount.

* For portability the maximum LTV ratio is 90%, but CMHC may consider higher LTV ratios when the new ratio is equal to or less than the original LTV.

**Traditional sources of down payment include: Applicant's savings, RRSP withdrawal, funds borrowed against proven assets, sweat equity (< 50% of minimum required equity), land unencumbered, proceeds from sale of another property, non-repayable gift from immediate relative, equity grant (non-repayable grant from federal, provincial or municipal agency).

*** Non-traditional sources of down payment include: Any source that is arm's length to and not tied to the purchase or sale of the property such as borrowed funds, gifts and 100% sweat equity and lender cash back incentives.

For more information on CMHC products contact your Business Development Officer or call **1 888 GO emili (463-6454)**

CMHC – Everything You Need to Open New Doors

When your goal is to comprehensively serve existing clients and find new ones, it's reassuring to know that you're backed by the wealth of Canada Mortgage and Housing Corporation (CMHC) information, insight, and industry-leading tools. Only CMHC delivers this complete support – support you need to confidently grow your business. After all, your clients aren't the only people who are looking towards the future.