



# PRODUCTS AT A GLANCE

## Downpayment Advantage™ (95% LTV and Less)

- Purchase: Max. 95% LTV for 1 to 2 units, 1 unit owner-occupied
- Purchase: Max. 90% LTV for 3 to 4 units, 1 unit owner-occupied
- Purchase, Purchase Advantage Plus™, Resale or New Construction (single advance)
- < 680 credit score: GDS 35% / TDS 42%
- 680+ credit score: GDS 39% / TDS 44%
- Down payment from own resources or gifted from an immediate family member

## Flex 95 Advantage™

- Max. 95% LTV
- Purchase, Purchase Advantage Plus™, Resale or New Construction (single advance)
- < 680 credit score: GDS 35% / TDS 42%
- 680+ credit score: GDS 39% / TDS 44%
- Max. 2 units, 1 unit owner-occupied
- Down payment options include: borrowed down payment from arm's length source, gifts or grants from arm's length 3rd party

## Purchase Advantage Plus™

- Max. 95% LTV 1 to 2 units, 1 unit owner-occupied
- Max. 90% LTV 3 to 4 units, 1 unit owner-occupied
- Credit score and GDS/TDS requirements are based on LTV and product selected
- Gifted down payments from immediate family members are eligible
- Full appraisal required if value of improvements exceeds 20% of "as is" value or \$40,000
- Borrower to supply lender with written quotes
- Lender to manage holdbacks and confirm improvements are completed

## Lifestyle Advantage™ (Second Homes)

- Purchase: Max. 95% LTV
- Refinance: Max. 80% LTV
- Min. 650 credit score
- Purchase, Purchase Advantage Plus™, Refinance, Resale or New Construction (single advance)
- < 680 credit score: GDS 35% / TDS 42%
- 680+ credit score: GDS 39% / TDS 44%
- Max. 2 units, for secondary occupancy, with 1 unit owner-occupied

## Refinance Advantage™

- Max. 80% LTV
- \$200,000 maximum equity take-out
- Max. 4 units, 1 unit owner-occupied
- < 680 credit score: GDS 35% / TDS 42%
- 680+ credit score: GDS 39% / TDS 44%
- Not for default management purposes

## Progress Draw Advantage™

- Purchase: Max. 95% LTV 1 to 2 units, 1 unit owner-occupied
- Purchase: Max. 90% LTV 3 to 4 units, 1 unit owner-occupied
- Refinance: Max. 80% LTV 1 to 4 units, 1 unit owner-occupied
- < 680 credit score: GDS 35% / TDS 42%
- 680+ credit score: GDS 39% / TDS 44%
- Down payment from own resources or gifted from an immediate family member
- Title to land in borrower's name on, or before, closing
- Basic Service (lender managed) and Full Service (insurer managed) available
- Builder loans are not eligible

## Rental Advantage™

- Purchase and Refinance: Max. 80% LTV
- Max. 4 units
- TDS 40%
- Rental income confirmed with recent T1 Generals
- Please refer to product sheet when rental income cannot be confirmed with recent T1 Generals
- Down payment from own resources

## Low Doc Advantage™ (Self-Employed)

- Purchase: Max. 90% LTV
- Refinance: Max. 80% LTV
- Max. 2 units, 1 unit owner-occupied
- Strong credit score with minimum two trade lines, revolving for two years, required
- < 680 credit score: GDS 35% / TDS 42%
- 680+ credit score: GDS 39% / TDS 44%
- \$200,000 equity removal for debt consolidation or asset enhancement
- 2 yrs self-employed
- Minimum 10% down payment, of which 5% must come from borrower's own resources. Remainder may be gifted from an immediate family member. Borrowed down payments not permitted.
- Stated income with attestation or a signed mortgage application
- Lender to confirm no tax arrears (please refer to product sheet for details)
- Commission sales income is not eligible
- Maximum Loan Amount for Greater Calgary, Vancouver and Toronto Areas is \$750,000. For all other locations, a maximum loan amount of \$600,000 is applicable.
- Exceptions to be reviewed on a case-by-case basis



**CANADA  
GUARANTY**

For more information, please call 877.244.8422 today.

## Portable Advantage™

- Max. 95% LTV 1 to 2 units
- Max. 90% LTV 3 to 4 units
- Max. 4 units, 1 unit owner-occupied (please refer to product sheet for details)
- Purchase, Resale or New Construction (single advance)
- Straight Port: No changes (LTV/amort./\$) no new premium
- Port with Increase: Increase LTV/amort./\$, premiums based on the lesser of single premium on the total loan amount or the top-up portion
- Port with Increase: Borrower eligible for the Borrower Loyalty Credit
- Original mortgage must be in good standing and insured by Canada Guaranty

## Maple Leaf Advantage™

- Max. 95% LTV
- Alternate forms of credit confirmation acceptable
- Purchase, Purchase Advantage Plus™, Progress Draw Advantage™, Resale or New Construction
- Must have immigrated to Canada within the last 5 years
- Permanent resident/landed immigrant status or a valid work permit required
- Max. 2 units, 1 unit owner-occupied
- Minimum 5% down payment from borrower's own resources. Remainder may be gifted from an immediate family member or from a corporate subsidiary. No borrowed down payments permitted.

## Energy-Efficient Advantage Program

- Available on all Canada Guaranty mortgage insurance products.
- New construction or existing home.
- Purchase or Refinance with improvements for energy-efficiency purposes.
- 10% premium refund eligible for borrowers with mortgage financing currently insured by Canada Guaranty, which has funded on or after May 1, 2013.
- The request for the 10% premium refund must be submitted within one year of the mortgage advance.
- All applicable mortgage insurance premiums and fees on the original mortgage must have been received by Canada Guaranty prior to issuing the Energy-Efficient Advantage refund.
- Please refer to Energy-Efficient Advantage Program overview for details regarding required documentation.

## Product Features

- All products are eligible for portability
- > 80% LTV: Standard 25 year amortization
- Up to 80% LTV: All products are eligible for a 30 year amortization (subject to a 0.20% premium surcharge)

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

DISCLAIMER: Product guidelines are subject to change without notice. Information in this document represents a brief summary of products only. Please refer to official product sheets and underwriting guidelines for additional details.

Premium Rates at a Glance							
Loan-to-Value Ratio	Standard Premium Chart			Low-Doc Advantage™		Rental Advantage™	
	Single	Refi. Top-up	Port. Top-up	Single	Top-up	Single	Refi. Top-up
<= 65%	0.50%	0.50%	0.50%	0.80%	1.50%	1.25%	2.75%
65.01 - 70%	0.65%	2.25%	2.25%	1.00%	2.60%	1.75%	3.00%
70.01 - 75%	0.65%	2.25%	2.25%	1.00%	2.60%	1.75%	3.00%
75.01 - 80%	1.00%	2.75%	2.75%	1.64%	3.85%	2.50%	3.75%
80.01 - 85%	1.75%		3.50%	2.90%	5.50%		
85.01 - 90%	2.00%		4.25%	4.75%	7.00%		
90.01 - 95%	2.75%		4.25%				
Flex 95 Advantage™	2.90%		4.25%				

NOTE: Mortgage insurance premiums are non-refundable.



Canada Guaranty Mortgage Insurance Company  
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