



CANADA MORTGAGE AND HOUSING CORPORATION

CMHC Green Home

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.

Features

- Flexibilities include a 10% refund of the CMHC mortgage loan insurance premium and extended amortization periods without surcharge
- Available for the construction or purchase of an energy-efficient home or the purchase or refinance of an existing home where energy-efficient improvements are being made and CMHC insured financing is being used
- Borrowers Debt Servicing Ratios can be calculated using the estimated reduced heating costs
- Flexible financing options – Single advance, progress advance

Benefits of CMHC Green Home

More Affordable Financing Options

A 10% refund of the CMHC Mortgage Loan Insurance premium and extended amortization 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.

OPIMS 65626 11/25/08

www.cmhc.ca

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Everything you need to open new doors



This information provides product highlights on CMHC's mortgage loan insurance products. Any requirements that are described would be subject to CMHC's mortgage insurance terms and conditions and underwriting policies. Products and their terms and conditions may change at any time. © 2008, Canada Mortgage and Housing Corporation.



Product Highlights:

Loan Purpose	<ul style="list-style-type: none"> ▪ Purchase (with traditional or non-traditional sources of down payment) ▪ New Construction ▪ Purchase or Refinance with improvements (Where improvements are being made to make the home more energy-efficient) ▪ Single and Progress Advances
Loan-to-Value (LTV) Ratio	Maximum LTV varies by CMHC product and number of units
Energy-Efficiency Benefits	<ul style="list-style-type: none"> ▪ A 10% premium refund provided to borrowers ▪ LTV > 80%: Amortization periods of up to 35 years without a premium surcharge ▪ LTV ≤ 80%: Amortization periods of up to 40 years without a premium surcharge
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 constructed under a CMHC eligible energy-efficient 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 evaluation <p>For high-rise 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
General Guideline for History of Managing Credit	Debt Service Guidelines vary by CMHC product

Applicable Premiums (Owner-occupied) – before the premium refund			Surcharges
Loan to Value (LTV) Ratio	Premium on Total Loan Amount	Premium on Increase to Loan Amount for Refinance	Blended Amortization for Refinance*** 0.50%
Up to and including 65%	0.50%	0.50%	
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%	N/A	

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

*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.

*** Where there is an increase to the loan amount, the amortization period of the existing CMHC insured loan and the loan increase may be blended using a weighted average. A 0.50% blended amortization surcharge to the loan increase applies to the Premium on Increase to Loan Amount.