



## CMHC PREMIUM INFORMATION FOR HOMEOWNER AND SMALL RENTAL LOANS

CMHC is committed to working with mortgage industry professionals to help homebuyers meet their housing needs. CMHC provides a full range of mortgage loan insurance products, training and tools, supported by reliable and efficient client service and expertise throughout the life of the mortgage.

CMHC mortgage loan insurance helps Approved Lenders offer insured financing at interest rates comparable to those generally reserved for borrowers with larger down payments. The application premiums are a one-time charge which may be added to the insured loan amount. The premium cost may be impacted by one or more of the following:

- CMHC's Green Home program offers a partial mortgage loan insurance premium refund of up to 25% directly to borrowers who either buy, build or renovate for energy efficiency using CMHC-insured financing. More information can be found at [cmhc.ca/greenhome](http://cmhc.ca/greenhome).
- The portability feature saves money for repeat users of mortgage loan insurance by reducing or eliminating the premium payable on the new insured loan for the purchase of a subsequent home. Surcharges may apply:
  - A blended amortization period is subject to a 0.60% surcharge which is applied to the Increase to Loan Amount.
  - For homeowner loans, a conversion surcharge of 0.30% is applied to the outstanding balance if the loan insurance application is "converted" from a traditional down payment application to a non-traditional down payment application.
- Some provinces, currently Manitoba, Ontario, Quebec and Saskatchewan apply a provincial sales tax to the mortgage loan insurance premium. The sales tax cannot be added to the loan amount.

The complete set of premiums and surcharges are provided below (see over). ▶



## PREMIUM SCHEDULE

HOMEOWNER LOANS		
APPLICABLE PREMIUMS OWNER-OCCUPIED PROPERTY (1 – 4 UNITS)		
Loan-to-Value Ratio	Premium on Total Loan Amount	Premium on Increase to Loan Amount for Portability*
Up to and including 65%	0.60%	0.60%
65.01% to 75%	1.70%	5.90%
75.01% to 80%	2.40%	6.05%
80.01% to 85%	2.80%	6.20%
85.01% to 90%	3.10%	6.25%
90.01% to 95%		
- Traditional Down Payment	4.00%	6.30%
- Non-traditional Down Payment	4.50%	6.60%

SMALL RENTAL LOANS		
APPLICABLE PREMIUMS NON-OWNER OCCUPIED PROPERTIES (2 – 4 UNITS)		
Loan-to-Value Ratio	Premium on Total Loan Amount	Premium on Increase to Loan Amount for Portability*
Up to and including 65%	1.45%	3.15%
65.01% to 75%	2.00%	3.45%
75.01% to 80%	2.90%	4.30%

## PREMIUM CREDITS

The portability feature may allow for a premium credit to reduce the premium payable on a new loan insurance application.

ELAPSED TIME	PREMIUM CREDIT
(From original closing date of existing CMHC-insured loan and new request for loan insurance)	(% of premium previously paid for existing CMHC-insured loan)
6 months	100%
12 months	50%
24 months	25%

\* The Premium is calculated by multiplying the applicable Premium Rate by the Total Loan Amount (less any available Premium Credits), or the applicable Premium Rate to the Increase to Loan Amount, whichever is less.

For more information about CMHC mortgage loan insurance, contact your Account Manager, Client Relations or call 1-888 GO **emili** (463-6454).