



RETIREMENT HOUSING

AT-A-GLANCE

CMHC mortgage loan insurance helps Approved Lenders to provide greater financing options to borrowers offering retirement housing for seniors.

Is your multi-unit project eligible for affordable housing flexibilities or an energy-efficient housing premium refund? Check out the Affordable Housing and Energy-Efficient Properties information sheets for helpful information.

LOAN PURPOSE

Construction financing, purchase or refinance.

PROPERTY TYPE AND SIZE

- Projects providing accommodation for seniors requiring minimal to moderate levels of care in order to live independently.
- With minimum of 50+ units/beds and at least 75% providing single/private occupancy.

NON-RESIDENTIAL COMPONENT

Not to exceed 30% of gross floor area nor 30% of total lending value. Loan relating to non-residential component must not exceed 75% of lending value of non-residential component.

MAXIMUM LOAN-TO-VALUE RATIO

Construction financing: up to 85% of lending value as determined by CMHC or 100% of cost, whichever amount is less.

Purchase: up to 85% of the purchase price or lending value as determined by CMHC, whichever amount is less.

Refinance: up to 85% of the lending value, as determined by CMHC.

Purchase/Refinance with improvements: up to 85% of the 'as is' or 'as improved' lending value as determined by CMHC.

LOAN ADVANCING

Construction financing:

During construction the loan can be advanced up to 70% of costs or lending value, whichever is less. The advancing of additional funds is subject to rental achievement.

- Construction costs are to be reviewed and recommended by a quantity cost surveyor (flexibility may be provided in small markets).
- Construction must be completed under a fixed price contract with a general contractor or under a construction management arrangement.
- First and last advances must be approved by CMHC. The lender has the option to approve advances occurring between the first and last.

Purchase or refinance of existing properties with improvements:

- Where rental income is not disrupted during construction, the loan advances will be limited to the greater of 70% of the "as improved" value or 85% of the "as is" value.
- Where rental income is disrupted, the maximum advance allowed during construction is based on 70% of the "as improved" value. The advancing of additional funds is subject to rental achievement.



RENTAL ACHIEVEMENT

Where loan advances are required above 70% level, authorization to advance will be given by CMHC once the Approved Lender has provided evidence acceptable to CMHC, that the property has achieved the projected rent level.

MINIMUM DEBT COVERAGE RATIO REQUIREMENTS

	Minimum DCR
Residential and non-residential space	1.40 (term 10+ years) 1.50 (term < 10 years)

INTEREST RATE

Fixed interest rate or floating (with ceiling rate)

AMORTIZATION

CMHC may consider amortization periods of up to 40 years. A premium surcharge applies for amortization periods greater than 25 years. The amortization period must not exceed the remaining economic life of the property, as determined by CMHC.

SECURITY TYPE

First, second and pari passu mortgages are permitted. Second mortgages are permitted as an interim measure.

GENERAL GUIDELINES FOR BORROWER ELIGIBILITY

The borrower or co-borrower must have a minimum of five years' experience in owning and operating similar facilities. Alternatively, the borrower may enter into a long term contract (minimum five years) with a third party property management firm that has demonstrated five years of successful experience in operating similar size and type of facilities.

BORROWER NET WORTH

The borrower must have minimum net worth equal to at least 25% of the loan amount being requested, with a minimum of \$100,000.

GUARANTEE REQUIREMENTS

Construction financing: The borrower and guarantor must provide their covenant / guarantee for 100% of the outstanding amount owing under the housing loan from time to time until stabilized rents have been achieved for 12 consecutive months, at which time the additional guarantee required may be reduced to 40% of the outstanding loan amount owing under the mortgage, from time to time.

Purchase or refinance of existing properties: For new loans on existing residential rental properties, the guarantee amount required by CMHC is 40% of the outstanding loan amount owing under the mortgage, from time to time.

Limited recourse: Where a loan does not exceed 65% of lending value, as determined by CMHC, Approved Lenders may request that the loan be considered non-recourse to the borrower. The recourse of the Approved Lender shall be limited to the property and the other assets taken as security and not personally against the borrower.

CMHC may require additional risk mitigation measures as it deems appropriate (e.g. equity retention, replacement reserves, collateral security, personal guarantees).

CMHC mortgage loan insurance provides access to preferred interest rates lowering borrowing costs for the construction, purchase and refinance of multi-unit residential properties and facilitates renewals throughout the life of the mortgage.

For additional information on fees and premiums, documentation requirements and other multi-unit products, please refer to the applicable information sheet.

