

Homeowner

# CMHC Refinance



## Helping homeowners create secondary suites with CMHC-insured financing

CMHC Refinance can help homeowners add a secondary suite to their existing home, such as a basement suite, an in-law apartment or a laneway home.

For more information, please visit [cmhc.ca/mlipproducts](https://cmhc.ca/mlipproducts) or call **1-888 GO emili** (1-888-463-6454).

## Highlights



### Higher Property Value and Longer Amortization

The maximum lending value must be below \$2 million with a maximum amortization of 30 years.

### Property Requirements

The secondary suite must be self-contained and comply with applicable bylaws and regulations.

The secondary suite must not be used as a short-term rental.

Not available for loans under the Chattel Loan Insurance Program.

*The back page contains eligibility requirements applicable to this product.*

To request an alternate format, please contact us at:

1-800-668-2642  
[contactcentre@cmhc.ca](mailto:contactcentre@cmhc.ca)

700 Montreal Road,  
Ottawa, Ontario K1A 0P7

Canada



# Eligibility Requirements

## Homeowner Loans (owner-occupied)<sup>1</sup>

|                                   |   |
|-----------------------------------|---|
| <b>Loan-to-Value (LTV) Ratio</b>  | Up to 4 units, including the existing unit(s)<br>Up to 90% LTV  |
| <b>Minimum Equity Requirement</b> | N/A   |
| <b>Lending Value</b>              | The maximum lending value or as-improved property value must be below \$2,000,000.  |
| <b>Amortization</b>               | The maximum amortization period is 30 years.  |
| <b>Location</b>                   | The property must be located in Canada, be suitable and available for full-time / year-round occupancy and have year-round access, including homes located on an island (via a vehicular bridge or ferry).  |
| <b>Down Payment</b>               | N/A   |
| <b>Creditworthiness</b>           | <ul style="list-style-type: none"> <li>• At least one borrower (or guarantor) must have a minimum credit score of 600.</li> </ul>   |
| <b>Debt Service</b>               | <ul style="list-style-type: none"> <li>• Maximum threshold: GDS 39% / TDS 44%.</li> </ul>   |
| <b>Interest Rate</b>              | <ul style="list-style-type: none"> <li>• The GDS and TDS ratios must be calculated using an interest rate which is the greater of the contract interest rate plus 2 per cent, or 5.25 per cent.</li> <li>• Fixed, capped and standard variable, and adjustable.</li> </ul>  |
| <b>Advancing Options</b>          | <ul style="list-style-type: none"> <li>• Progress advances:               <ul style="list-style-type: none"> <li>– Full service: CMHC validation of advances for up to 4 consecutive advances at no cost.</li> <li>– Basic service: Lender validation of advances without preapproval from CMHC.</li> </ul> </li> </ul> |

<sup>1</sup> CMHC-insured financing is available for one property per borrower/co-borrower at any given time.