

Homeowner

CMHC Eco Improvement



Helping make energy-efficient and low carbon housing choices more affordable

CMHC Eco Improvement offers a partial premium refund of 25% directly to borrowers who buy existing homes intended for energy efficiency improvements using CMHC-insured or separate financing.

For more information, please visit cmhc.ca/mliproducts or call **1-888 GO emili** (1-888-463-6454).

Highlights



Partial Premium Refund of 25%

Energy Efficiency improvements can be completed with CMHC-insured financing, separate financing or from the borrower's own funds.

Applications are accepted from the borrower within 2 years of the closing date of the mortgage.

The supporting documentation must be no more than 5 years old as at the closing date of the mortgage.

Supporting documentation may be used by a subsequent purchaser.

Please visit cmhc.ca/ecoimprovement to obtain information on how to apply for the refund and download the application form.

To request an alternate format, please contact us at:

1-800-668-2642
contactcentre@cmhc.ca

700 Montreal Road,
Ottawa, ON K1A 0P7

Canada





Eligibility Requirements for Energy Efficiency Improvements

A partial premium refund is available based on the following requirements:

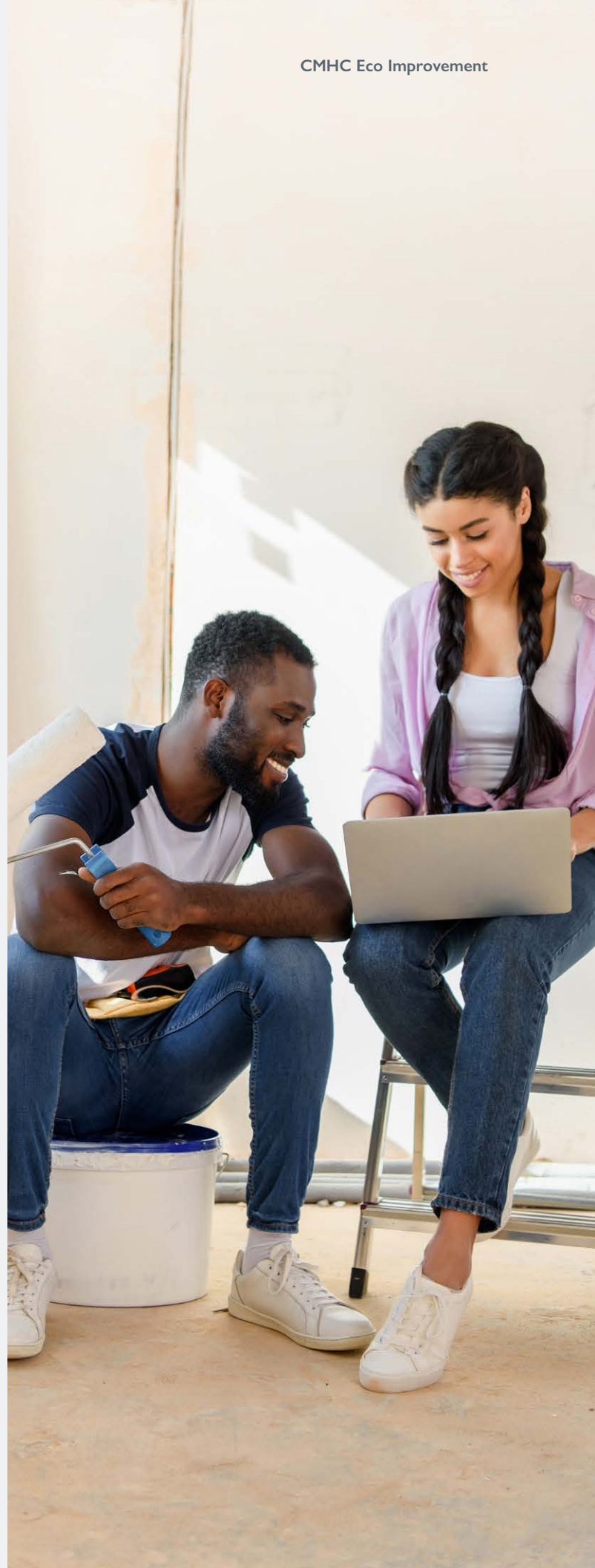
Purchase of existing housing including individual residential condominium units in low-rise buildings

An existing home is eligible if a minimum of \$20,000 of intended improvement budget is allocated for energy efficiency improvements that fall within any of the following 3 main categories:

- Building envelope (e.g., insulation, windows, doors, roof, attic, air tightness and foundation)
- Mechanical systems (e.g., HVAC - Heating, Ventilation and Air Conditioning, heat pump systems)
- Renewable energy systems (e.g., solar, wind, geothermal)

For additional information on qualifying requirements, visit cmhc.ca/ecoinprovement.

The back page contains eligibility requirements applicable to this product.



Eligibility Requirements

	Homeowner Loans (owner-occupied)¹	Small Rental Loans (non-owner occupied)
Loan-to-Value (LTV) Ratio	1 – 2 units: up to 95% LTV 3 – 4 units: up to 90% LTV	Up to 80% LTV 2 – 4 units
Minimum Equity Requirement	1 – 2 units: 5% of the first \$500,000 of the lending value and 10% of the remainder of the lending value. 3 – 4 units: 10%	20%
Purchase Price / Lending Value	The maximum purchase price / lending value or as-improved property value must be below \$1,000,000.	
Amortization	The maximum amortization period is 25 years.	
Location	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).	
Down payment	The down payment can come from sources such as savings, sale of a property, or a non-repayable financial gift from a relative.	
Creditworthiness	<ul style="list-style-type: none"> • At least one borrower (or guarantor) must have a minimum credit score of 600. • CMHC may consider alternative methods of establishing creditworthiness for borrowers without a credit history. Examples of borrowers without a credit history could include newcomers to Canada, or recent graduates. 	
Debt Service	Maximum threshold: GDS 39% / TDS 44%.	
Interest Rate	<ul style="list-style-type: none"> • 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. • Fixed, capped and standard variable, and adjustable. 	
Advancing options	<ul style="list-style-type: none"> • Single advances: improvement costs ≤ 10% of the <i>as-improved</i> value. • Progress advances: new construction financing or improvement costs > 10% of the <i>as-improved</i> value. <ul style="list-style-type: none"> – Full Service: CMHC validation of advances for up to 4 consecutive advances at no cost. – Basic Service: Lender validation of advances without pre-approval from CMHC. 	

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