



Genworth
Financial
Canada



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HomeOpeners[®]

A suite of innovative products that makes home ownership more accessible than ever before

INVESTMENT PROPERTY MORTGAGE INSURANCE PROGRAM

Overview

The Genworth Investment Property Program now makes it possible to purchase a rental property with as little as 10% down payment.

The Investment Property Program is designed for individuals who are looking to diversify their investment portfolio and who have a proven history of managing their credit and finances responsibly. In addition to purchasing a rental property, the Investment Property Program also allows borrowers to refinance an existing rental up to 90% Loan-To-Value.

Highlights

- Up to 90% LTV for a 1-4 unit Rental Property
- Fixed, Variable and Adjustable Rate Mortgages Permitted
- Extended amortizations up to 40-years
- Streamlined Underwriting Process
- Reduced Documentation Requirements
- \$200,000 Equity take-out Allowed on a Refinance

With the Investment Property Program borrowers can...

- **Purchase or Refinance** an investment property up to 90% LTV
- **Benefit** from competitive interest rates and no application fees
- **Enjoy** the payment flexibility that comes with an extended amortization
- **Purchase** an investment property in a cost-effective manner
- **Enjoy** the convenience of one mortgage and one monthly payment

The
HOMEOWNERSHIP
Company

Investment Property Program

Product Features

A consumer friendly product designed to enhance affordability & access to home ownership

Streamlined Process

Lower Cost For Borrowers

For questions concerning our products and services, please contact our National Underwriting Centre at: 1 800-511.8888

Visit our web site at: www.genworth.ca

Loan-to-Value	Genworth Premium*	
	Single Advance	Top Up Premium
85.01 - 90%	4.75%	6.25%
80.01 - 85%	3.50%	5.00%
75.01 - 80%	2.50%	3.75%
65.01 - 75%	1.75%	3.00%
Up to 65%	1.25%	2.75%

*.20 BPS premium surcharge will apply for every 5 yrs of amortization beyond 25 yrs

Premium is non-refundable.

Loan Characteristic	Program Guidelines	
Loan Purpose	<ul style="list-style-type: none"> Purchase Purchase Plus Improvements Refinance: maximum equity take-out \$200,000 	
Loan-to-Value	<ul style="list-style-type: none"> 90% LTV (Purchase and Refinance) 	
Amortization	<ul style="list-style-type: none"> Maximum 40 years A premium surcharge will apply for amortizations greater than 25 years 	
Eligible Property Type	<ul style="list-style-type: none"> Up to 4 units New construction and existing properties 	
GDS / TDS	<ul style="list-style-type: none"> No GDS / 40% TDS TDS = $\frac{\text{PITH} + \text{Other Monthly Obligations}}{\text{Qualifying Income of Applicants}}$ - (Rental Income x 80%) 	
Recommended Credit Requirements	<ul style="list-style-type: none"> Borrowers should have a strong history of managing their credit Purchase: 660+ credit scores Refinance: 680+ credit scores Two (2) trade lines with at least two (2) years history No prior bankruptcy 	
Borrower Qualification	<ul style="list-style-type: none"> Down payment from own resources Personal guarantees are required when the borrower is a corporate entity 	
Qualifying Terms	<ul style="list-style-type: none"> For terms less than 3 years, the qualifying interest rate is the greater of three-year posted rate or contract rate For terms of three years or more, the contract rate is used 	
Rate Types	<ul style="list-style-type: none"> Fixed, Capped Variable, & Adjustable Rate Mortgages permitted 	
Application Fee	<ul style="list-style-type: none"> \$0 	
Ineligible Loan Types	<ul style="list-style-type: none"> ALT A (BFS) Progress Advance Cashback Equity New To Canada™ Vacation/Secondary Homes 	<ul style="list-style-type: none"> CreditAssist™ Homebuyer 100 Family Plan HELOC Second Mortgages