



Genworth
Financial
Canada



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HomeOpeners®

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

30 & 35-YEAR AMORTIZATION MORTGAGE INSURANCE PROGRAM

Overview

The Genworth 30 & 35-Year Amortization Mortgage Insurance Program brings the dream of home ownership much closer for thousands of Canadians. It is a direct response to the significant rise in real estate prices and interest rates, and enables buyers to reduce their monthly payments by extending their mortgage amortization up to 35 years.

Eligible Products

- Purchase
- Purchase Plus Improvements
- Progress Advance
- Cashback Equity
- Refinance
- New to Canada™
- Family Plan
- Homebuyer 100
- Alt. A Business for Self
- CreditAssist™
- HELOC
- Secondary Home (Type A)
- Investment Properties

30 & 35-Year Amortization Mortgage Insurance Program features:

- **Opportunity:** provide your customers the ability to get into home ownership sooner
- **High-ratio:** up to 100% financing for purchase and up to 95% for refinancing
- **Affordable:** reduce your monthly mortgage payment
- **Flexible:** amortization options from 25 to 35 years
- **Portable:** insurance can be applied to a new loan
- **Premium surcharge:**
20 bps for 25.01 – 30 years
40 bps for 30.01 – 35 years

The
HOMEOWNERSHIP
Company

30 & 35-Year Amortization

Product Features

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

| Loan-to-Value | Genworth Premium | |
|---------------|----------------------|----------------------|
| | 30-Year Amortization | 35-Year Amortization |
| 97.01% - 100% | 3.30% | 3.50% |
| 95.01% - 97% | 3.10% | 3.30% |
| 90.01% - 95% | 2.95% | 3.15% |
| 85.01% - 90% | 2.20% | 2.40% |
| 80.01% - 85% | 1.95% | 2.15% |
| 75.01% - 80% | 1.20% | 1.40% |
| 65.01% - 75% | 0.85% | 1.05% |
| <65% | 0.70% | 0.90% |

Premium is non-refundable.

*Lower Monthly Payments
More options
... more choice*

| Loan Characteristic | Program Guidelines |
|-------------------------|---|
| Amortization | 25.01 to 35 Years available |
| Loan Purpose | Purchase or refinance |
| Maximum LTV | 1 & 2 Units Purchase ~ 100% LTV 1 & 2 Units Refinance ~ 95% LTV 3 & 4 Units Purchase & Refinance ~ 90% LTV |
| Eligible Property Type | New or Existing Maximum 4 units, where at least one unit is owner occupied |
| GDS / TDS | 680+ Bureau Score - GDS: no limit / TDS: 44% Up to 679 Bureau Score - GDS: 35% / TDS: 42% |
| Rate Types | Fixed, Capped Variable, Variable & Adjustable Rate Mortgages permitted |
| Borrower Qualifications | Existing requirements related to income, down payment, & credit worthiness apply No minimum credit bureau score required |
| Portability | Standard portability rules apply |
| Ineligible Loan Types | <ul style="list-style-type: none"> • Second Mortgages • Vacation Homes (Type B) |

Refinance Criteria

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

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|--|---|
| <ul style="list-style-type: none"> • Refinance without increasing monthly payment • Help take the worry out of rising interest rates | |
| Maximum LTV: | 95% |
| Equity Takeout Limit | Up to 90% LTV: \$200,000 90.01 - 95% LTV: \$150,000 |
| Refinance Purpose: | <ul style="list-style-type: none"> • Debt consolidation • Asset enhancement • Renovation • Repayment of existing mortgage financing |