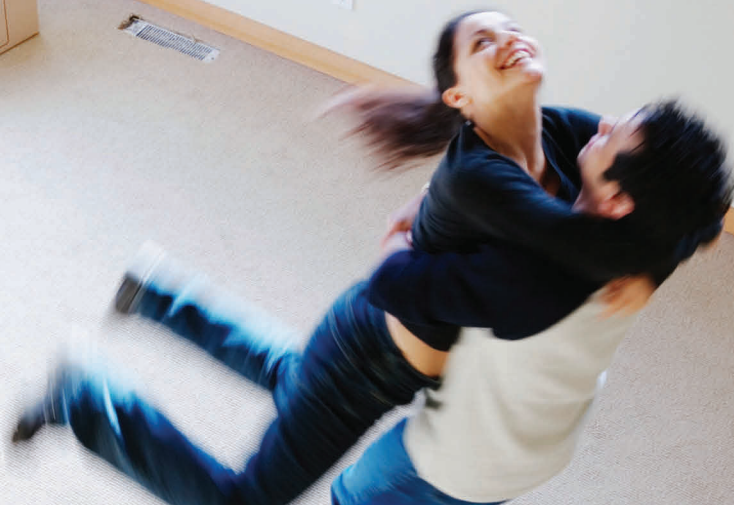




**Genworth**  
Financial  
Canada



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## *HomeOpeners*<sup>®</sup>

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

# HOMEBUYER 97 MORTGAGE INSURANCE PROGRAM

## Overview

The Genworth Homebuyer 97 Mortgage Insurance Program offers qualified Canadians an opportunity to own a home with as little as 3% down payment. Designed for young professionals, newly married couples, recent graduates and other Canadian homebuyers who display a stable income, as well as a proven history of managing credit responsibly, the Homebuyer 97 program enables these individuals to purchase a home sooner, with numerous low down payment options.

## Highlights

- Up to 97% LTV For Purchase Transactions
- Extended Amortizations Available up to 40 Years
- Competitive Premium Rates
- Flexible Mortgage Terms And Rates

## Homebuyer 97 borrowers can:

- **Purchase** a home sooner with as little as 3% down
- **Gain** easier access to home ownership
- **Enjoy** the payment flexibility that comes with an extended amortization
- **Obtain** faster approvals with our streamlined underwriting process
- **Enjoy** the convenience of one mortgage and one monthly payment

*The*  
**HOMEOWNERSHIP**  
*Company*

# Homebuyer 97

## Product Features

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

*Access to Home Ownership with minimal down payment*

*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](http://www.genworth.ca)*

Loan-to-Value	Genworth Premium*	
	Purchase Premium	Top-up Premium
95.01% - 97% LTV	2.90%	4.80%
95.01% - 97% LTV with Cashback	3.00%	4.80%

\* A .20% premium surcharge will be applied for every 5 years of amortization beyond the traditional 25-year amortization period.

Premium is non-refundable.

Loan Characteristic	Program Guidelines	
Loan Purpose	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Purchase Plus Improvements</li> <li>• Progress Advance</li> </ul>	
Eligible Properties	<ul style="list-style-type: none"> <li>• Maximum two units</li> <li>• New and existing properties</li> <li>• Secondary Homes (Type A)</li> </ul>	
Amortization	<ul style="list-style-type: none"> <li>• Maximum 40 years</li> </ul>	
Rate Types	<ul style="list-style-type: none"> <li>• Fixed, Variable and Adjustable Rate Mortgages</li> </ul>	
Occupancy	<ul style="list-style-type: none"> <li>• Non-residing guarantors are not permitted. Non-residing co-borrowers are acceptable (must be an immediate family member and on title)</li> </ul>	
Ineligible Loan Types	<ul style="list-style-type: none"> <li>• ALT A (BFS)</li> <li>• CreditAssist™</li> <li>• Family Plan</li> <li>• Investment Property</li> <li>• Homebuyer 100</li> </ul>	<ul style="list-style-type: none"> <li>• HELOC</li> <li>• Vacation Homes (Type B)</li> <li>• 3 &amp; 4 Units</li> </ul>
	Homebuyer 97	Homebuyer 97 with Cashback
Down Payment	<ul style="list-style-type: none"> <li>• Own funds</li> <li>• Gifted from immediate family</li> </ul>	<ul style="list-style-type: none"> <li>• Lender cashback incentives</li> <li>• Equity borrowed from any source that is arm's length (personal loans, lines of credit, credit cards-loan repayment to be included in TDS)</li> </ul>
Recommended Credit	<ul style="list-style-type: none"> <li>• 650+ credit score</li> <li>• 2 trades lines with minimum 2 years history is recommended</li> <li>• No previous bankruptcies</li> </ul>	<ul style="list-style-type: none"> <li>• 680+ credit score</li> <li>• 2 trades lines with minimum 2 years history is recommended</li> <li>• No previous bankruptcies</li> </ul>
GDS/TDS	<ul style="list-style-type: none"> <li>• 650 - 679 credit score: 35/42%</li> <li>• 680 + credit score: No GDS/44%</li> </ul>	<ul style="list-style-type: none"> <li>• No GDS/44%</li> </ul>