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DOMINION LENDING CENTRES
 Dominion Lending Centres
 Dominion Lending Centres YBM Group
 An Independently Owned & Operated Corporation

CMP
 Canadian Mortgage
 Awards 2010
 MORTGAGE COMPANY
 OF THE YEAR

Check 'em out!
 Dominion Lending Centres,
 they're a beauty!

Family Plan Program

We are pleased to have introduced this program to Canada. It enables people to help buy a home for immediate family members who have good credit but lack the income to meet standard GDSR/TDSR requirements.

Acceptable loan purpose:

- Property purchase
- Single advance only (completion loans)
- This program does not include the purchase of non-owner-occupied investment properties, nor purchases for family members with poor credit

Suggested applications of the program include

- A parent who wishes to help an adult entrepreneurial child buy a home
- A parent helping to buy a home for an adult child at a post-secondary educational facility
- An adult helping to buy a home for elderly parents who are on a fixed income

Loan-to-value ratio limits

- The maximum LTV ratio for this program is 95.00%. This maximum level is reserved for borrowers with a very strong covenant.

Maximum Loan Amounts

- No Maximum Loan Amount

Eligible properties:

- Maximum two units with at least one unit occupied by the immediate family member as the principal residence
- Property must be in good condition with good marketability
- Must be located in a municipality with proven resale market stability
- New construction or existing properties

Terms:

- Fixed, standard variable, capped variable and adjustable rate mortgages are permitted

Amortization Options

- LTV > 80%: Up to 30 years
- LTV ≤ 80%: Up to 40 years

Premium rates:

LTV Ratio	Premium Rate*
Up to 65%	0.50 %
65.01% - 75%	0.65 %
75.01% - 80%	1.00 %
80.01% - 85%	1.75 %
85.01% - 90%	2.00 %
90.01% - 95%	2.75 %
<i>Premium is non-refundable.</i>	
<i>* a .20% premium surcharge will be applied to the above premium rates for every 5 years of amortization beyond the traditional 25-year mortgage amortization period</i>	

Borrower qualification

- The income and debts, including shelter costs, of all persons on the application will be used along with those of the occupying borrower to calculate the TDSR
- Applicant(s) buying the home for a family member must have clean credit, stable employment and income, positive net worth and a down payment from own resources
- An immediate family member is defined as a father, mother, child, brother, sister, grandparent, legal guardian, or legal dependant
- All qualifying applicants, including the resident family member, must be on the title
- All regular qualifying criteria for purchase business apply
- **GDS/TDS Guidelines:**

Credit Score	GDS	TDS
<680	35%	42%
680+	No Limit	44%

Documentation/information requirements

- Standard documentation requirements apply
- Genworth may request that the lender provide a copy of the required documentation on a case-by-case basis

Portability

- Our mortgage default insurance is portable, so home buyers can take advantage of a lender's portability plan.

Eligible Products **

- Homebuyer 95 (max 2 units)
- Purchase Plus Improvements

** For specific underwriting guidelines related to the above eligible products, please refer to the applicable product overview

Ineligible Products

- Alt A
- Cashback Equity
- Cash-Out Refinance
- Insured Progress Advance
- New To Canada
- Secondary homes/Vacation Homes

The insurance premium is paid once at the time of closing. The insurance premium is not refundable and may be added onto the mortgage or paid in cash.