



HomeOpeners

30- & 35-YEAR AMORTIZATION MORTGAGE INSURANCE PROGRAM

An innovative new way to help make home ownership even more affordable

Product 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. Standard borrower qualification and documentation requirements apply.

Flexible

Innovative

Accessible

Affordable

Eligible Products

- Purchase
- Purchase Plus Improvements
- Progress Advance
- Cashback Equity
- Refinance

30- & 35-Year Amortization Mortgage Insurance Program features:

- Up to 95% LTV
- New construction or existing properties
- Purchase, Purchase Plus Improvements, or Refinancing
- Fixed, capped rate, variable, or adjustable rate
- Maximum GDS/TDS: 32% / 40%
- Premium surcharge: 25.01 – 30 years 0.20%
30.01 – 35 years 0.40%

30- & 35-Year Amortization Product Features

A product designed to offer consumers choice and enhance affordability

Loan-To-Value	30-Year Amortization	35-Year Amortization
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%

* For Cashback Equity applications add -0.15 bps

Premium is non-refundable.

Lower Monthly Payments

Buy your "dream" home today!

Loan Purpose	Purchase & Refinance
Amortization	25.1 to 35 Years available
Loan Purpose	Purchase & Purchase Plus Improvements Progress Advance Cashback Equity Refinance <ul style="list-style-type: none"> • For debt consolidation • Renovation • Asset Enhancement • Repayment of existing financing
Maximum LTV	For 1 & 2 Units ~ 95% LTV For 3 & 4 Units ~ 90% LTV Refinance ~ 90% LTV
Eligible Property Type	New or Existing Maximum 4 units, where at least one unit is owner occupied.
GDS / TDS	Maximum 32%/40%
Rate Types	Fixed, Capped Variable, Variable & Adjustable Rate Mortgages permitted
Borrower Qualifications	Existing requirements related to income, down payment, & credit worthiness apply
Appraisals	If an appraisal is required, the remaining economic life of the property must be equal to or greater than the loan amortization
Portability	Standard portability rules apply
Ineligible Loan Types	<ul style="list-style-type: none"> • ALT A (BFS) • CreditAssist • Vacation/Secondary • Second Mortgages • CreditAssist for Self Employed • HELOC

Refinance Criteria

<ul style="list-style-type: none"> • Refinance without increasing your monthly payments • Take the worry out of rising interest rates 	
Maximum Loan Amount	For GTA, GVA and Greater Calgary Area: \$550,000; Rest of Canada: \$450,000
Equity Takeout Limit	Maximum \$200,000, up to \$550,000 for repayment of existing financing