

First Mortgage Family Plan

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.

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/qualifying interest rates

- Fixed, [standard variable](#), [capped variable](#) and [adjustable rate](#) mortgages are permitted
- For terms less than three years, the qualifying interest rate is the greater of three-year posted rate or contract rate
- For terms of three years or more, we use the contract rate

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%

Premium is non-refundable.

** 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*

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

Bureau Score	GDS	TDS
680+	No limit	44%
Up to 679	No limit	42%

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. For further details, refer to [Portability Feature Product Overview](#).

Eligible Products **

- First Mortgage Owner Occupied 1 and 2 units
- Extended amortizations up to 40 years
- 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
- CreditAssist
- First Mortgage Owner Occupied 3 and 4 units
- HELOC
- Homebuyer 100
- Insured Progress Advance
- New To Canada
- Secondary homes
- Vacation Homes (Type B)
- Investment Property Program

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.

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