

CMLS Financial is one of Canada's largest independently owned mortgage services companies. Built on innovation, dedicated customer care and new technologies. We are proud to be Canada's Mortgage Company™ since 1974.



This program is designed to assist with the purchase of a second home with little money down and an affordable payment.

Terms & Rate Type	1, 2, 3, 4, 5, 7 and 10 year Fixed; 3 and 5 year ARM.
Amortization	Minimum 10 years. Maximum 25 years high ratio.
Qualifying Interest Rate	See CMLS rate sheet.
Units	Maximum of 1 unit.
Maximum Loan Amount	Metro Toronto, Metro Vancouver and Metro Calgary: \$700,000.
Rest of Canada	\$600,000.
Payment Frequency	Weekly, Bi-weekly, Semi-monthly or Monthly. Accelerated Payments available upon request. Fixed products only.
Prepayment Policy 20%+20%	Prepay up to 20% of the original principal balance each anniversary year (minimum payment is \$100). Increase payments by up to 20% of the original registered amount each anniversary year.
Prepayment Penalty	For fixed rate terms of 5 years or less: greater of interest rate differential (IRD) or 3 months interest. IRD is based on difference between the customer's rate and the then current interest rate offered by CMLS for a term closest to the term remaining on the mortgage. For fixed rate terms greater than 5 years and prepayment occurs within the first 5 years of the term, payment of a prepayment charge equal to the GREATER of the IRD or 3 months interest calculated on the outstanding loan amount. If prepayment occurs after the first 5 years of the term, applies of a prepayment charge of 3 months interest calculated on the outstanding loan amount. For 3 and 5 year ARM terms: 3 months interest at the current customer rate.

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<p>Eligible Second Home Properties</p>	<p>Property must be intended for occupancy at some point during the year by a borrower; or a relative of the borrower on a rent-free basis. Seasonal vacation properties not permitted.</p> <p>New construction/existing properties. Fully self-contained units.</p> <p>Estimated remaining property (economic) life must exceed the amortization of the loan by a minimum of 5 years.</p> <p>Minimum square footage: House is 750 square feet; Condo is 500 square feet.</p> <p>Properties must have a permanent source of electricity (generators are considered supplementary sources of electricity).</p> <p>Foundation must be permanent and installed beyond the frost line. This includes concrete/concrete block or preserved wood foundations certified by a professional engineer or post/pier foundations on a solid bedrock.</p> <p>Must be zoned and used as residential.</p> <p>At minimum, property must have a kitchen, 3-piece bathroom, bedroom and common area.</p> <p>Year round access on reasonable quality public roads, serviced by the local municipality.</p> <p>We also allow privately serviced roads, provided there is a maintenance contract in place.</p> <p>Property must be winterized with a permanent heat source. For example, heating can be baseboard, forced air, water radiator, coal, propane, geothermal heat pumps, or heat pumps.</p> <p>Good quality construction with no signs of deferred maintenance.</p> <p>Water source: well, municipal serviced, and cistern. Water source must be drinkable. We accept lake or intake water, provided the property has its own filtration system. For example, a reverse osmosis system.</p> <p>There must be good market appeal in the area with no adverse influences/neighborhood nuisances.</p> <p>We do not accept time share properties, life leases or properties in rental pools. We do not accept mixed uses or rental pooling.</p> <p>Freehold or condominium title. We do not accept co-ops or ¼ interest ownership.</p> <p>Further details are listed in the Ineligible Properties section below.</p>
<p>Ineligible Properties</p>	<p>Properties that are constructed for seasonal use, or have seasonal access, time-share interests, life leases, commercial zoning, quarter-share/shared ownership fractional interests, co-operative housing, rental pools, life lease properties, floating homes, boarding/rooming houses, BC leaky condos, heritage homes, log homes, grow ops, mobile/modular homes, hobby or operating farms, vacant land, homes on reserve land, water access only and properties with restrictive covenants are not eligible.</p>

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<p>Minimum Credit Requirements</p>	<p>Second home property purchase: up to 95% LTV, Beacon Score of 660+.</p> <p>Second home property re finance: up to 65% LTV, Beacon Score of 660+/65.01%- 80% LTV, Beacon Score of 680+.</p> <p>Applicants must have a minimum of two years credit history on Credit Bureau, with no prior bankruptcies or judgments, no R3's in the last 24 months, no third party guarantors for qualification purposes. We do accept spousal guarantors.</p> <p>Gifted down is not acceptable.</p>
<p>Borrower Qualification</p>	<p>Maximum GDS/TDS:</p> <p>Where beacon < 680: GDS = 35%; TDS = 42%.</p> <p>Where beacon 680+: GDS = 39%; TDS = 44%.</p>
<p>Loan to Value</p>	<p>Purchase: Up to 95%.</p> <p>Refinance: Up to 80%.</p>
<p>Pre-approvals</p>	<p>Permitted.</p>
<p>Eligible Transactions</p>	<p>CMLS and Sagen: Purchase, Purchase Plus Improvements, Business for Self-Fully Qualified.</p> <p>CMLS and CMHC: Purchase, Purchase Plus Improvements, Business for Self- Fully Qualified.</p>
<p>Ineligible Transactions</p>	<p>CMLS and Sagen: Owner occupied rental, New to Canada, Rental Program, Vacation/Seasonal properties. Business for Self: Alt A.</p> <p>CMLS and CMHC: Owner occupied rental, Rental Program, Newcomers to Canada, Non-Permanent Residents, Vacation/Seasonal properties, Business for Self Simplified.</p>