



# CMHC Portability

Providing Flexibility and Financing Choice for Borrowers who are Relocating

CMHC's portability feature allows borrowers to port the CMHC Mortgage Loan Insurance from an existing home to a new home and in some cases save money by reducing or eliminating the premium on the financing of the new home.

## Features

- Available for all CMHC-insured mortgage loans covering residential properties originally insured by CMHC through **emili**.
- No new premium due where terms of mortgage are unchanged (same or lower Loan-to-Value (LTV), loan amount and amortization period).
- Premium payable where there is an increase to LTV, loan amount, and/or amortization period.
- Where Premium on Total Loan Amount is payable, a premium credit may be available under certain conditions.

## Benefits of CMHC Portability

### Reduced Costs

Repeat users of CMHC Mortgage Loan Insurance may be able to save money by reducing or eliminating the mortgage loan insurance premium on the financing of a new home.

### Competitive Interest Rates

Access to CMHC-insured financing, and as a result, competitive interest rates.

### Availability

Products and services available coast-to-coast-to-coast.

01-08-17



[cmhc.ca](http://cmhc.ca)  
**1-888 GO emili**

This information provides product highlights on CMHC's Mortgage Loan Insurance products. Any requirements that are described would be subject to CMHC's mortgage insurance terms and conditions and underwriting policies. Products and their terms and conditions may change at any time. © 2017, Canada Mortgage and Housing Corporation.



*Everything you need to open new doors*



Product Highlights:

<b>Eligible Products</b>	All CMHC-insured mortgage loans covering properties originally insured through <b>emili</b> . The borrowers on the new application must be the same borrowers as on the original approved application.
<b>Portability Options</b>	<ul style="list-style-type: none"> <li>■ Straight Portability</li> <li>■ Portability-with-Increase</li> </ul>
<b>Straight Portability</b>	<ul style="list-style-type: none"> <li>■ The existing mortgage balance, remaining amortization, and Loan-to-Value Ratio on a new property remain unchanged (or is lower).</li> <li>■ No new mortgage loan insurance premium is payable.</li> </ul>
<b>Portability-with-Increase</b>	<ul style="list-style-type: none"> <li>■ There is an increase to LTV, loan amount, and/or amortization period.</li> <li>■ The premium payable is the lesser of the Premium on Total Loan Amount less applicable Premium Credit or the Premium on Increase to Loan Amount.</li> </ul>
<b>Minimum Equity Requirement</b>	<ul style="list-style-type: none"> <li>■ 5% down payment for the purchase price (or lending value) portion ≤ \$500,000.</li> <li>■ 10% down payment for the purchase price (or lending value) portion &gt; \$500,000.</li> </ul>
<b>Maximum Purchase Price</b>	<ul style="list-style-type: none"> <li>■ Maximum purchase price or as-improved property value must be below \$1,000,000.</li> </ul>
<b>Maximum Loan-to-Value (LTV)</b>	<ul style="list-style-type: none"> <li>■ For Portability-with-Increase, where the Premium on the Increase to the Loan Amount is paid, the maximum loan to value is 90%.</li> <li>■ CMHC may consider a higher Loan-to-Value Ratio, up to 95%, when the new ratio is equal to or less than the original Loan-to-Value Ratio.</li> </ul>

Applicable Premiums (Owner-occupied properties)			Surcharge
Loan-to-Value Ratio	Premium on Total Loan Amount	Premium on Increase to Loan Amount for Portability	Blended Amortization for Portability*** 0.60%
Up to and including 65%	0.60%	0.60%	
Up to and including 75%	1.70%	5.90%	
Up to and including 80%	2.40%	6.05%	
Up to and including 85%	2.80%	6.20%	
Up to and including 90%	3.10%	6.25%	
Up to and including 95%			
Traditional Down Payment*	4.00%	6.30%	
Non-traditional Down Payment**	4.50%	6.60%	

For portability, the premium is the lesser of Premium on Increase to Loan Amount or the Premium on Total Loan Amount. Where new Premium on Total Loan Amount is paid, a premium credit may be available under certain conditions. Premiums in Manitoba, Ontario, Quebec and Saskatchewan are subject to provincial sales tax – the sales tax cannot be added to the loan amount.

\* Traditional sources of down payment include: Applicant's savings, RRSP withdrawal, funds borrowed against proven assets, sweat equity (< 50% of minimum required equity), land unencumbered, proceeds from sale of another property, non-repayable gift from immediate relative, equity grant (non-repayable grant from federal, provincial or municipal agency).

\*\* Non-traditional sources of down payment include: Any source that is arm's length to and not tied to the purchase or sale of the property such as borrowed funds, gifts and 100% sweat equity. The premium is higher for non-traditional down payments on Increase to Loan Amount.

\*\*\* Where there is an increase to the loan amount, the amortization period of the existing CMHC-insured loan and the loan increase may be blended using a weighted average provided the resulting amortization does not exceed the remaining economic life of the property. A 0.60% blended amortization surcharge to the loan increase applies to the Premium on Increase to Loan Amount.

Premium Credits (where new Premium on Total Loan Amount is paid)	
Time from original Closing Date*	Premium credit based on the Mortgage Loan Insurance Premium Previously Paid on the Current CMHC-Insured Loan
Within 6 months	100%
Within 12 months	50%
Within 24 months	25%

\*Mortgage Loan Insurance is portable beyond 2 years; however, a premium credit will not apply.