



CMHC Green Home

Helping to Make Energy-Efficient Housing Choices More Affordable

CMHC Mortgage Loan Insurance helps lenders offer borrowers more affordable financing choices when purchasing an energy-efficient home or purchasing an existing home and making energy-efficient improvements.

Features

- A 2-level premium refund structure that recognizes different levels of energy efficiency
 - Level 1: 15% of the total premium paid
 - Level 2: 25% of the total premium paid
- Available for the construction or purchase of an energy-efficient home or the purchase of an existing home where energy-efficient improvements are being made and CMHC-insured financing is being used
- Most new homes built under a CMHC-eligible energy-efficient building standard automatically qualify for a premium refund. For all other homes, eligibility will be assessed using Natural Resources Canada's (NRCan) EnerGuide Rating System (ERS), either the 0-100 scale or the gigajoule scale.
- Premium refund applications are accepted from the borrower within 2 years of the closing date of the mortgage.

Benefits of CMHC Green Home

More Affordable Financing Options

A refund of up to 25% of the CMHC Mortgage Loan Insurance premium.

Simple Process

To obtain a refund, borrowers apply directly to CMHC at cmhc.ca/greenhome.

Availability

The property can be located anywhere in Canada.

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cmhc.ca

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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:

Loan Purpose	<ul style="list-style-type: none"> ■ Purchase* (with traditional or non-traditional sources of down payment) ■ New Construction (single and progress advances) ■ CMHC Improvement (energy-efficient related improvements)
Loan-to-Value (LTV) Ratio	Maximum LTV varies by CMHC product and number of units.
Energy-Efficiency Benefits	A 15% or 25% refund of the total premium paid provided to borrowers.
Energy Efficient Requirements	<p>A premium refund is available based on the level of energy efficiency achieved for the following:</p> <p>Purchase of energy-efficient homes or units located in low rise residential building</p> <ul style="list-style-type: none"> ■ Most new homes built under a CMHC-eligible energy-efficient building standard automatically qualify for a premium refund. ■ For all other homes, eligibility will be assessed using the NRCan EnerGuide Rating System (ERS), either the 0-100 scale or the gigajoule scale. <p>Purchase of condominium units located in high rise residential buildings</p> <ul style="list-style-type: none"> ■ For homes built under the LEED Canada New Construction Standard (Certified, Silver, Gold and Platinum) — Level I only. ■ The building is designed to be either 20% or 40% more energy-efficient than compliance with the applicable building code. <p>Energy-efficient retrofit (renovations) of an existing home (purchase)</p> <ul style="list-style-type: none"> ■ To qualify, the home must be assessed by a qualified energy advisor before and after the energy-efficient renovations. ■ The refund is based on the improvement in the energy rating assessed using the NRCan EnerGuide Rating System (ERS), either the 0-100 scale or the gigajoule scale. <p>Natural Resources Canada (NRCan) is updating the EnerGuide rating system on a province-by-province basis. For additional information on qualifying requirements and an updated list of CMHC-eligible building standards visit the CMHC website cmhc.ca/greenhome.</p>
Refund Application Process	<ul style="list-style-type: none"> ■ Direct borrowers to CMHC's website cmhc.ca/greenhome to obtain information on how to apply for a refund. ■ Applications are accepted from the borrower within 2 years of the closing date of the mortgage. ■ Energy-efficiency documentation must be no more than 5 years old. ■ The partial premium refund will be provided by CMHC directly to eligible borrowers that have incurred the costs of their lender's CMHC mortgage loan insurance premium. <p><i>*CMHC mortgage loan insurance premium refunds remain available to borrowers that used CMHC financing for a refinance of an existing home where energy-efficient improvements were made.</i></p>

Applicable Premiums (Owner-occupied) – before the premium refund	
Loan-to-Value Ratio	Premium on Total Loan Amount
Up to and including 65%	0.60%
Up to and including 75%	1.70%
Up to and including 80%	2.40%
Up to and including 85%	2.80%
Up to and including 90%	3.10%
Up to and including 95%	
Traditional Down Payment**	4.00%
Non-traditional Down Payment***	4.50%

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.