

Client Affordability Calculations



Purchase Price	Downpayment		Mortgage	CMHC Fee ⁽²⁾	Interest Rate ⁽¹⁾ @ 3.39%		3 Year term		1.00%	
					Total Mortgage	Mthly P&I ⁽³⁾	Income Required ⁽⁴⁾	Taxes	Condo/Heat	
\$438,990	5%	\$21,950	\$417,041	\$13,137	\$430,177	\$2,123	\$98,950	\$4,390	\$1,800	
	10%	\$43,899	\$395,091	\$9,482	\$404,573	\$1,996	\$94,212			
	15%	\$65,849	\$373,142	\$6,717	\$379,858	\$1,875	\$89,638			
	20%	\$87,798	\$351,192	\$0	\$351,192	\$1,551	\$77,503			
	25%	\$109,748	\$329,243	\$0	\$329,243	\$1,454	\$73,868			

Purchase Price	Downpayment		Mortgage	CMHC Fee ⁽²⁾	Interest Rate ⁽¹⁾ @ 3.39%		3 Year term		1.00%	
					Total Mortgage	Mthly P&I ⁽³⁾	Income Required ⁽⁴⁾	Taxes	Condo/Heat	
\$483,990	5%	\$24,200	\$459,791	\$14,483	\$474,274	\$2,340	\$108,517	\$4,840	\$1,800	
	10%	\$48,399	\$435,591	\$10,454	\$446,045	\$2,201	\$103,293			
	15%	\$72,599	\$411,392	\$7,405	\$418,797	\$2,067	\$98,250			
	20%	\$96,798	\$387,192	\$0	\$387,192	\$1,710	\$84,871			
	25%	\$120,998	\$362,993	\$0	\$362,993	\$1,603	\$80,863			

Purchase Price	Downpayment		Mortgage	CMHC Fee ⁽²⁾	Interest Rate ⁽¹⁾ @ 3.39%		3 Year term		1.00%	
					Total Mortgage	Mthly P&I ⁽³⁾	Income Required ⁽⁴⁾	Taxes	Condo/Heat	
\$523,990	5%	\$26,200	\$497,791	\$15,680	\$513,471	\$2,534	\$117,020	\$5,240	\$1,800	
	10%	\$52,399	\$471,591	\$11,318	\$482,909	\$2,383	\$111,365			
	15%	\$78,599	\$445,392	\$8,017	\$453,409	\$2,237	\$105,906			
	20%	\$104,798	\$419,192	\$0	\$419,192	\$1,851	\$91,420			
	25%	\$130,998	\$392,993	\$0	\$392,993	\$1,736	\$87,082			

CMHC and Genworth Insurance Premiums Quick Reference Tool

Mortgage Single Advance	
Loan To Value (LTV)	25 Year Amortization
Up to 65%	0.60%
65.01% - 75%	0.75%
75.01% - 80%	1.25%
80.01% - 85%	1.80%
85.01% - 90%	2.40%
90.01% - 95%	3.15%
Mortgage – Top Up – Single Advance	
Loan To Value (LTV)	25 Year Amortization
Up to 65%	0.60%
65.01% - 75%	2.60%
75.01% - 80%	3.15%
80.01% - 85%	4.00%
85.01% - 90%	4.90%
90.01% - 95%	4.90%
Insured Business for Self – Stated Income Mortgage Single Advance	
Loan To Value (LTV)	25 Year Amortization
Up to 65%	0.90%
65.01% - 75%	1.15%
75.01% - 80%	1.90%
80.01% - 85%	3.35%
85.01% - 90%	5.45%
Insured Business for Self – Stated Income Mortgage – Top Up Single Advance	
Loan To Value (LTV)	25 Year Amortization
Up to 65%	1.75%
65.01% - 75%	3.00%
75.01% - 80%	4.45%
80.01% - 85%	6.35%
85.01% - 90%	8.05%
Rental Loans (1-4 Units)	
Loan To Value (LTV)	25 Year Amortization
Up to 65%	1.45%
65.01% - 75%	2.00%
75.01% - 80%	2.90%
Rental Loans (1-4 Units) – Top Up	
Loan To Value (LTV)	25 Year Amortization
Up to 65%	3.15%
65.01% - 75%	3.45%
75.01% - 80%	4.30%