

Client Affordability Calculations



Purchase Price	Downpayment	Mortgage	CMHC Fee ⁽²⁾	Interest Rate ⁽¹⁾ @ 3.39%		3 Year term Income Required ⁽⁴⁾	1.00%	
				Total Mortgage	Mthly P&I ⁽³⁾		Taxes	Condo/Heat
\$438,990	5%	\$21,950	\$417,041	\$13,137	\$430,177	\$2,123	\$98,950	
	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 Income Required ⁽⁴⁾	1.00%	
				Total Mortgage	Mthly P&I ⁽³⁾		Taxes	Condo/Heat
\$483,990	5%	\$24,200	\$459,791	\$14,483	\$474,274	\$2,340	\$108,517	
	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 Income Required ⁽⁴⁾	1.00%	
				Total Mortgage	Mthly P&I ⁽³⁾		Taxes	Condo/Heat
\$523,990	5%	\$26,200	\$497,791	\$15,680	\$513,471	\$2,534	\$117,020	
	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%