

Homeowner

# CMHC Home Start



## Helping first-time homebuyers unlock the door to their first home

CMHC Home Start will help more Canadians buy their first home by allowing first-time homebuyers of newly built homes to have an amortization of up to 30 years.

For more information, please visit [cmhc.ca/mlipproducts](https://cmhc.ca/mlipproducts) or call **1-888 GO emili** (1-888-463-6454).

## Highlights



### First-time Homebuyers

A 30-year amortization period is available to first-time buyers purchasing newly built homes.

At least one borrower must be a first-time homebuyer. To be considered a first-time homebuyer, a borrower must meet one of the following criteria:

- The borrower has never purchased a home; or
- In the last 4 years, the borrower has not occupied a home as a principal place of residence that either they themselves or their current spouse or common-law partner owned; or
- The borrower recently experienced the breakdown of a marriage or common-law partnership.

To request an alternate format, please contact us at:

1-800-668-2642  
[contactcentre@cmhc.ca](mailto:contactcentre@cmhc.ca)

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Canada





## Newly Built Homes

To be considered a newly built home, the property must not have been previously occupied for residential purposes. This is applicable to newly built homes, but also to new condominiums, as well as manufactured homes.



## Bundle and Save

Borrowers purchasing newly built and energy efficient homes can also leverage CMHC Eco Plus and save on their insurance premium.

Please visit [www.cmhc.ca/ecoplus](http://www.cmhc.ca/ecoplus) for more information.

*The back page contains eligibility requirements applicable to this product.*



# Eligibility Requirements

## Homeowner Loans (owner-occupied)<sup>1</sup>

<b>Loan-to-Value (LTV) Ratio</b>	1 – 2 units: up to 95% LTV 3 – 4 units: up to 90% LTV The LTV must be greater than 80%
<b>Minimum Equity Requirement</b>	1 – 2 units: 5% of the first \$500,000 of the lending value and 10% of the remainder of the lending value. 3 – 4 units: 10%
<b>Purchase Price / Lending Value</b>	The maximum purchase price / lending value or as-improved property value must be below \$1,000,000.
<b>Amortization</b>	The maximum amortization period is 30 years.
<b>Location</b>	The property must be located in Canada, be suitable and available for full time / year round occupancy and have year round access including homes located on an island (via a vehicular bridge or ferry).
<b>Down payment</b>	The down payment can come from sources such as savings, sale of a property, or a non-repayable financial gift from a relative.
<b>Creditworthiness</b>	<ul style="list-style-type: none"> <li>• At least one borrower (or guarantor) must have a minimum credit score of 600.</li> <li>• CMHC may consider alternative methods of establishing creditworthiness for borrowers without a credit history. Examples of borrowers without a credit history could include newcomers to Canada, or recent graduates.</li> </ul>
<b>Debt Service</b>	Maximum threshold: GDS 39% / TDS 44%.
<b>Interest Rate</b>	<ul style="list-style-type: none"> <li>• The GDS and TDS ratios must be calculated using an interest rate which is the greater of the contract interest rate plus 2 per cent, or 5.25 per cent.</li> <li>• Fixed, capped and standard variable, and adjustable.</li> </ul>
<b>Advancing options</b>	<ul style="list-style-type: none"> <li>• Single advances.</li> <li>• Progress advances: new construction financing. <ul style="list-style-type: none"> <li>– Full Service: CMHC validation of advances for up to 4 consecutive advances at no cost.</li> <li>– Basic Service: Lender validation of advances without pre-approval from CMHC.</li> </ul> </li> </ul>

<sup>1</sup> Must be intended for homeowner occupancy (occupied by the borrower, by a person related to the borrower by marriage, common-law partnership or any legal parent-child relationship on a rent-free basis. CMHC-insured financing is available for one property per borrower/co-borrower at any given time.