



DOWN PAYMENT ADVANTAGESM

95% LTV AND LESS

The Down Payment Advantage program is designed for borrowers who can make a minimum down payment of at least 5% toward the purchase of a home.

Transaction Types

- Purchase transactions.
- Refinance transactions.
- Purchase Advantage PlusSM eligible.
- Portable eligible.

Amortization

- 25 year standard.
- Eligible for up to 35 years amortization.
- 20 bps incremental premium surcharge for each additional 5 years, to a maximum of 35 years.

Loan-to-Value Criteria

- 1–2 units: 95% for Purchase and Refinance.
- 3–4 units: 90% for Purchase and Refinance.

NOTE: Maximum LTV is subject to adjustments based on local housing market conditions.

Property Types

- Maximum 4 units, with one unit owner-occupied.
- Resale or New Construction (single advance).
- Progress Advance: refer to AIG United Guaranty Progress Draw AdvantageSM Product Highlights sheet.

Borrower Qualifications

- Down payment must be from borrower's own resources or gifted from an immediate family member.
- Standard underwriting guidelines apply.
- Up to 679 credit score: GDS 35%; TDS 42%
- 680+ credit score: GDS 35%; TDS 44%

Documentation Requirements

- Standard documentation.
- New construction properties must be registered in a New Home Warranty program approved by AIG United Guaranty.

Applicable Premiums

Loan-to-Value Ratio	Single Premium	Top-Up Premium
Up to and including 65%	0.50%	0.50%
65.01%–75%	0.65%	2.25%
75.01%–80%	1.00%	2.75%
80.01%–85%	1.75%	3.50%
85.01%–90%	2.00%	4.25%
90.01%–95%	2.75%	4.25%

NOTE: Mortgage insurance premiums are non-refundable.

For more information, please call 1.877.244.8422 (1.877.AIGUG CA) today.

AIG United Guaranty Mortgage Insurance Company Canada

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