



LIFESTYLE ADVANTAGESM

AIG United Guaranty recognizes that borrowers may require a secondary home for a variety of reasons. The Lifestyle Advantage program enables borrowers with a strong credit history to own a second home with as little as 5% down.

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.

Credit Score Requirements

- Minimum 650 credit score for 95% LTV, including the Flex 95 AdvantageSM.

Loan-to-Value Criteria

- 95% maximum LTV for Purchases.
- 90% maximum LTV for Refinance.

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

Property Types

- Maximum 2 units for secondary occupancy, with one unit owner-occupied.
- Resale or New construction (single advance).

Eligible Property Types and Features

- Modular homes.
- Properties must have year-round access.
- Properties must have well and septic systems, when municipal services are not available.

Ineligible Property Types and Features

- Mobile homes.
- Island properties without bridge access.
- Fractional homeownership.
- Condominium hotels.
- Investment, rental pool or timeshare properties.
- Rental properties.

Eligible Sources of Equity

- Lender cash-back incentives.
- Equity borrowed from any source that is arm's length to the purchase or sale transaction. This may include personal loans, lines of credit, or lender credit. Loan payments must be included in the TDS calculation.
- Gifts or grants from any party that is arm's length to the transaction.

Ineligible Sources of Equity

- Sources that are not arm's length to the transaction, either directly or indirectly, are ineligible.
- Ineligible sources include, but are not limited to: builder incentives or loans, Realtor[®]/mortgage broker incentives, or loans to the borrower that impact the property selling price.

Borrower Qualifications

- Total Debt Service ratio calculation must include the servicing of both properties, including taxes and 50% of condo fees, if applicable.
- Up to 679 credit score: GDS 35%; TDS 42%
680+ credit score: GDS 35%; TDS 44%
- Standard underwriting guidelines apply.

Documentation Requirements

- Standard documentation.

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%
Flex 95 Advantage SM	2.90%	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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