



LOW DOC ADVANTAGESM

The low-documentation program from AIG United Guaranty is designed for borrowers who are self-employed or fully commissioned. The Low Doc Advantage program allows borrowers to obtain mortgage insurance with limited documentation and a simplified process.

Transaction Types

- Purchase transactions.
- Refinance transactions.
- Purchase Advantage PlusSM eligible.
- Progress Draw AdvantageSM eligible.
- Portable eligible.

Amortization

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

Credit Score Requirements

- 650–699 credit score:
Maximum 85% LTV for Purchase and Refinance.
- 700+ credit score:
Maximum 95% LTV for Purchase.
Maximum 90% LTV for Refinance.

Loan-to-Value Criteria

Purchase

- 1–2 units: 95% maximum LTV for Purchase & Progress Draw eligible transactions.

Refinance

- 1–2 units: 90% maximum LTV for Refinance transactions with a limit of \$150,000 in equity removal for debt consolidation or \$200,000 for asset enhancing purposes.

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

Property Types

- Maximum 2 units, with one unit owner-occupied.
- Existing Resale and New Construction.

Borrower Qualifications

- Self-employed or fully commissioned (whereby all income is derived from commissions) for a minimum of 2 years.
- No delinquencies in the past 12 months. No mortgage defaults in the past 5 years or previous bankruptcy. No income tax arrears.
- Income must be consistent with the borrower’s profession and industry.
- Self-employed borrowers must be the primary business owner.
- Down payment is from borrower’s own resources. No gifted down payments.
- Up to and including 679 credit score: GDS 35%; TDS 42%
680+ credit score: GDS 35%; TDS 44%

Documentation Requirements

- Applicant must provide proof of self-employment or 100% commissioned income for a minimum of 2 years.
- Income stated by borrower on a signed mortgage application or stated income declaration (available at www.aigug.ca).
- Recent notice of assessment or a signed affidavit to confirm that there are no income tax arrears.
- Please refer to the AIG United Guaranty Underwriting Guidelines for acceptable forms of confirmation.

Applicable Premiums

Loan-to-Value Ratio	Single Premium	Top-Up Premium
Up to and including 65%	0.80%	1.50%
65.01%–75%	1.00%	2.60%
75.01%–80%	1.64%	3.85%
80.01%–85%	2.90%	5.50%
85.01%–90%	4.75%	7.00%
90.01%–95%	6.00%	N/A

NOTE: Mortgage insurance premiums are non-refundable.

SELF-EMPLOYED BORROWERS

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

AIG United Guaranty Mortgage Insurance Company Canada

1 Toronto Street, Suite 400, Toronto, ON M5C 2V6
1.877.244.8422 | www.aigug.ca

