



PORTABLE ADVANTAGESM

AIG United Guaranty helps take the worry out of moving with the Borrower Loyalty Credit offered through the Portable Advantage. Borrowers with an AIG United Guaranty-insured mortgage may now qualify for a premium credit when porting their mortgage within the first two years – yet another example of how AIG United Guaranty is taking mortgage insurance and making it better.

Portability Options

| Details | Straight Port | Port with Increase |
|-------------------------------|---|---|
| Funds | No new funds required. | New funds required. |
| LTV | Cannot exceed the LTV of the original loan. | <ul style="list-style-type: none"> 1–2 Units: 95% LTV 3–4 Units: 90% LTV NOTE: Maximum LTV is subject to adjustments based on local housing market conditions. |
| Amortization | Amortization cannot exceed the remaining amortization on the original loan. | Maximum amortization will be the greater of the blended or the lapsed-time amortization calculations. NOTE: 20 bps are applied for each additional 5 years beyond the 25-year standard. |
| Required Documentation | Standard documentation required. | Standard documentation required. |
| Insurance Premium | No new premiums required. | Based on the lesser of the single premium on the total loan amount or the top-up premium on the new funds. |

Transaction Types

Purchase transactions.

Credit Score Requirements

Minimum 620 credit score for Port with Increase.

Property Types

- 1–4 units, with one unit owner-occupied.
- Resale or new construction (single advance).

Borrower Qualifications

- Original mortgage must have been insured by AIG United Guaranty.
- Borrower requalification required for all portability options.
- AIG United Guaranty standard guidelines apply.
- Existing mortgage is under satisfactory repayment for the past 6 months.
- Where more than one borrower is involved, at least one of the borrowers must have been identified on the original application as a mortgagor and must remain on the title.

Amortization Calculations

1. Blended Amortization Calculation:

$$\frac{[O/S \text{ Balance} \times \text{Remaining Amortization}] + [\text{New Funds} \times \text{New Amortization}]}{\text{Total Funds Requested}}$$

2. Lapsed-time Amortization Calculation:

$$[\text{Amortization on New Mortgage}] - [\text{Lapsed Time on Original Mortgage}]$$

Borrower Loyalty Credit

Existing AIG United Guaranty mortgage insured borrowers will be eligible for a premium credit applied to the premium paid on the original AIG United Guaranty-insured loan within 24 months.

| Time from Original Closing Date | Percentage Credit of Original Premium Paid |
|---------------------------------|--|
| Within 6 months | 100% |
| Within 12 months | 50% |
| Within 24 months | 25% |

Conditions:

- Port for purchase transactions only.
- Full premium must have been paid on the original AIG United Guaranty-insured mortgage.
- Loyalty credit deducted from the full premium on the new mortgage request.

NOTE: All AIG United Guaranty mortgages continue to be portable beyond the 24-month term of the Borrower Loyalty Credit.

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.

AIG United Guaranty Mortgage Insurance Company Canada

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