



RENTAL ADVANTAGESM

The innovative Rental Advantage program allows borrowers to purchase investment properties in a fast, efficient and cost-effective manner, with as little as 5% down.

Transaction Types

- Purchase transactions.
- Refinance transactions.
- 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

Purchase

- Minimum 680 credit score for 1–2 units: maximum 95% LTV
- Minimum 660 credit score for 1–4 units: maximum 90% LTV

Refinance

- Minimum 680 credit score for 1–4 units: maximum 90% LTV

Loan-to-Value Criteria

- 95% maximum Purchase LTV for 1–2 units.
- 90% maximum Purchase LTV for 1–4 units.
- 90% maximum Refinance LTV for 1–4 units.

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

Loan Criteria

- Fixed-rate, fixed-payment and positively amortizing adjustable and variable rate mortgages.

Property Types

- Maximum 4 units, non-owner-occupied.
- Resale or New Construction (single advance). Restricted to residential units (no commercial properties).

Borrower Qualifications

- Down payment must be from borrower's own resources.
- TDS 40%
- Minimum personal net worth of \$100,000.
- Rental offset is based on the lesser of actual rent or 80% of fair market rents, less principal, interest, taxes and heat.
- TDS Rental Offset Calculation for **subject property** = $\frac{\text{PITH} + \text{Payment on Other Debts} - (\text{Gross Rents} \times 80\%)}{\text{Qualifying Income of Applicants}}$
- TDS Rental Offset Calculation for **non-subject property** (Please refer to AIG United Guaranty Underwriting Guidelines).
- Fair market rents are determined by an accredited appraiser from AIG United Guaranty's approved appraiser list.
- Personal guarantees are required when the borrower is a corporate entity.

Documentation Requirements

- Purchase and sale agreement.
 - Rental income documentation (Please refer to AIG United Guaranty Underwriting Guidelines).
 - Standard documentation.
 - Equity and asset confirmation.
 - Appraisals ordered by AIG United Guaranty for each application.
- NOTE:** Documents may be requested for review on a case-by-case basis.

Applicable Premiums

Loan-to-Value Ratio	Single Premium	Top-Up Premium
Up to and including 65%	1.25%	2.75%
65.01%–75%	1.75%	3.00%
75.01%–80%	2.50%	3.75%
80.01%–85%	3.50%	5.00%
85.01%–90%	4.75%	6.25%
90.01%–95%	6.50%	8.00%

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

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

