



CANADIANA
FINANCIAL CORP

PARTNERSHIP. EXPERTISE. TRUST.

Purchase Plus

For when your dream home is almost perfect!

This one time advance allows you to make it your very own.

- Improvement max is less than or equal to 10% of the improved market value up to a maximum of \$40k
- 1 advance, no progress draws. Construction quotes required with application



Lump sum payments: up to 20% of your Original Principal Balance each year.
Increase payments: by up to 20% of the original registered amount each year.

Up to 95%
1 - 5 yr Fixed
3 yr & 5 yr ARM

Portable	Convertible	Match a Payment	Miss a Payment	Property Taxes Collected
Yes, upon approval	✓	✓	✓	Optional

Amortization	<ul style="list-style-type: none"> • Minimum 18 years • Maximum 25 years 									
Down Payment	<ul style="list-style-type: none"> • Own resources • Gift from immediate family. Gift letter and confirmation of deposit required. 									
Early Payment Options	<ul style="list-style-type: none"> • ARM - 3 month interest • Fixed - greater of 3 months interest or Interest Rate Differential (IRD) 									
Loan Amount	<ul style="list-style-type: none"> • Minimum \$75k • Maximum \$999,999 									
Purchase	<ul style="list-style-type: none"> • Up to 95% LTV • 2-4 units, maximum 90% • Must be owner occupied • For existing properties, no new construction/new builds 									
Qualifying Ratios	<ul style="list-style-type: none"> • Minimum 620 <table border="1"> <thead> <tr> <th>Beacon</th> <th>GDS</th> <th>TDS</th> </tr> </thead> <tbody> <tr> <td><680</td> <td>35%</td> <td>42%</td> </tr> <tr> <td>680+</td> <td>39%</td> <td>44%</td> </tr> </tbody> </table>	Beacon	GDS	TDS	<680	35%	42%	680+	39%	44%
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Transfers	<ul style="list-style-type: none"> • Not eligible 									

*Debt service and beacon flexibilities are based on an assessment of the strength of the overall application. Satisfying the minimum credit score alone does not automatically entitle the borrower to debt service flexibilities. See Canadiana Credit Guidelines for further details.