

This program is suited to home buyers who have established an excellent credit history and wish to invest in a rental property. The property must be located in a major urban city.

<b>Overview</b>	Purchase transactions only Not eligible for transfers. In general (but not limited to), the insurer guidelines are closely followed. Appraisal required unless completed by insurer.
<b>Loan To Value</b>	Up to 65% - Must have insurer approval. No insurance cost to borrower. 2-4 unit dwellings. 65.1% - 75% - Borrower must pay the full insurance premium of 2.00%. 2-4 unit dwellings. 75.1% - 80% - Borrower must pay the full insurance premium of 2.90%. 2-4 unit dwellings.
<b>Borrower Qualifications</b>	Borrowers must own their primary residence. Maximum TDS of 40%. Down payment must be from own resources. Attain Mortgage requires an Assignment of Rents.
<b>Restrictions</b>	Condo and Strata Townhouse rentals are not permitted. Major urban cities only. A maximum of 4 total properties may be owned, including the subject property. Corporate borrowers (or registration in a holding company) are not permitted.

### Rental Income Guidelines

<b>Subject Rental</b>	50% of the verifiable rental income
<b>Existing / Other Rental Properties</b> (Rental income from any rental property other than the subject property)	The lender may use a net rent worksheet. Visit the Broker Resource Centre for a copy of the rental worksheet. <b>For Non-Subject Rentals with multiple owners who are not on the subject application:</b> Only a portion of the rental income can be used, while 100% of the liabilities are factored into our rental worksheet calculations. (ie. If there are 2 owners and only 1 is on the subject application, then only 50% of gross rents and 100% of liabilities factored into the rental worksheet).
<b>Rental Suite / Basement Income</b>	50% of gross rents. "Roommate"/"mother in-law" suite income is not permitted. 100% is allowable Subject to insurer criteria. Fire retrofit and legal non-conforming status required where applicable.
<b>Documentation Requirements</b>	Current rental lease agreement (when available); OR Market rents via letter of economic rents from a Attain Mortgage approved appraiser (only if lease agreement not available); OR; Recent T1 General with the T776 Statement of Real Estate Rentals confirming gross rents. 1 of 1