

Purchase and Refinance

Existing Buildings

Affordability – Rent Levels (10 year affordability commitment*)			Energy Efficiency and GHGs Reductions over current performance			Accessibility*		*Buildings must be 100% Visitable (CSA B651-2018 Visitability)
40% of units at 30% of median renter income	60% of units at 30% of median renter income	80% of units at 30% of median renter income	15% reduction	25% reduction	40% reduction	15% accessible	15% accessible AND 85% adaptable/UD	
50 Points	70 Points	100 Points	30 Points	50 Points	100 Points	20 Points	30 Points	

*For borrowers making an affordability commitment of 20 years, an additional 30 points are awarded

Flexibilities

Based on total points:

	Premium	LTV	DCR*	Amortization	Recourse or Limited - Recourse	Replacement Reserve
Min. 50 points	2.25%	Up to 85%	Min. 1.10	Up to 40 years	Recourse	Discretionary
Min. 70 points	1.75%	Up to 95%	Min. 1.10	Up to 45 years	Recourse	Discretionary
Min. 100 points	1.0%	Up to 95%	Min. 1.10	Up to 50 years	Limited-recourse	Discretionary

*Min. DCR of 1.10 for standard rental housing, 1.20 for other shelter models, 1.4 for non-residential space

Affordability, climate and accessibility commitments are available for standard rental, SRO and retirement housing. Affordability commitments are **not** available for student housing, however climate and accessibility commitments remain available for these projects