

Program Overview



LSM Chattel Loan Insurance Program (CLIP) for Mini Homes

What is CLIP?

The LSM Chattel Loan Insurance Program (CLIP) provides borrowers the ability to obtain financing to purchase a mini home as their principal residence.

Overview

Referrals

Who can refer? Atlantic Canada/Ontario-based mortgage brokers
Atlantic Canada-based credit unions

Property Eligibility

Property Types	Mobile/mini home (on owned or leased land)
Occupancy	Owner occupied
Property location	Atlantic Canada Ontario
Valuation of property	CMHC to determine value
Property Identification	New units: bill of sale with make, model, serial number and CSA number (CAN/CSA-Z240 serial number) Existing units: Confirmation of same from original bill of sale or affixed to the unit
Mini Home Park	Must be year-round occupancy No multi-use parks permitted
Lease of park land	Assignment of lease required

Mortgage Details

Security	PPSA for mini home in parks PPSA for mini home and First Charge on land
Minimum mortgage amount	\$100,000
Maximum mortgage amount	\$350,000
Insured or Conventional	Insured only
Maximum LTV Ratio	95%
Maximum Amortization	25 years based on age of unit (Maximum Amortization = 40 years - age of mini home) Substantial improvements may be considered to increase amortization by up to 5 years
Available Terms	5-year fixed only
Rate Offer	Market Rate
Rate Hold	120 days

Borrowing Requirements

Minimum Beacon Score	600
Maximum GDSR	39%
Maximum TDSR	44%
Qualifying Rate	Contract rate + 200bps or the BOC 5-year benchmark rate, whichever is greater

For questions on mini home mortgages, please reach out to the Residential Mortgages team at ismhalifax@aclsm.ca