

Program Overview



Modular Home Program

What is the Modular Home Program?

This program provides financing for a factory-built home in sections delivered to a site for assembly on a foundation.

Overview

Referrals

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

Property Eligibility

Property Types	Modular home
Occupancy	Owner occupied
Units	1 unit
Property location	Atlantic Canada Ontario
Valuation of property	CMHC or Sagen to determine value or full appraisal by approved LSM appraiser
Building Standards	Built to Canadian Standards Association A-277 and bears a CSA Seal

Mortgage Details

Minimum mortgage amount	\$100,000
Maximum mortgage amount	\$1.5 Million Insured \$750,000 Conventional
Maximum LTV Ratio	95% Insured 80% Conventional
Maximum Amortization	25 years 30-year amortization allowable for insured purchases where one of the applicants is a first-time homebuyer
Progress Draws	Maximum 2 draws: First draw for the installation of well, septic and foundation Final draw when the home is delivered and set on foundation
Available Terms	1-5-year term
Rate Offer	Market rate
Rate Hold	120 days

Borrowing Requirements

Minimum Beacon Score	600
Maximum GDSR	39% Insured 35% Conventional
Maximum TDSR	44% Insured 42% Conventional
Qualifying Rate	Contract rate + 200bps or the BOC 5-year benchmark rate, whichever is greater

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