

Program Overview



Purchase Plus Improvement Program

What is a Purchase Plus Improvement Mortgage?

This program enables borrowers to include the cost of planned upgrades, such as flooring, roofing, or kitchen renovations, in their mortgage when purchasing a home. It simplifies financing by combining the purchase and improvement costs into one loan. The improvement funds are released after the work is completed and verified.

Overview

Referrals

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

Property Eligibility

Property Types Single-family dwelling
1-4 units

Occupancy Owner occupied
Partially owner occupied

Property location Atlantic Canada
Ontario

Valuation of property CMHC or Sagen to determine value or full appraisal by approved LSM appraiser.

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 allowable for insured purchases where one of the applicants is a first-time home buyer
Progress Draws	First draw for purchase of home Subsequent draw up to \$40,000 maximum
Rate Offer	Market Rate + 0.25% Insured Market Rate + 1.25% Conventional
Rate Hold	120 days
Available Terms	1–5 year fixed

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 Purchase Plus Improvement mortgages, please reach out to the Residential Mortgages team at ismhalifax@aclsm.ca