

# 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

<b>Minimum mortgage amount</b>	\$100,000
<b>Maximum mortgage amount</b>	\$1.5 Million Insured \$750,000 Conventional
<b>Maximum LTV Ratio</b>	95% Insured 80% Conventional
<b>Maximum Amortization</b>	25 years 30 year allowable for insured purchases where one of the applicants is a first-time home buyer
<b>Progress Draws</b>	First draw for purchase of home Subsequent draw up to \$40,000 maximum
<b>Rate Offer</b>	Market Rate + 0.25% Conventional Rate + 0.25%
<b>Rate Hold</b>	120 days
<b>Available Terms</b>	1–5 year fixed

## Borrowing Requirements

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

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For questions on Purchase Plus Improvement mortgages, please reach out to the Residential Mortgages team at [ismhalifax@aclsm.ca](mailto:ismhalifax@aclsm.ca)