



QUICK FACTS

The loan is a matching-program. The buyer must have at least 2.5% of the purchase price available *from their own resources* (not borrowed elsewhere) to match the government's loan of 2.5%, for a total down payment of 5%. The government will match funds to a total of 5% of the purchase price (ie for a total of 10% down payment), or if the buyer has 10%, they can borrow an additional 5% under the program to take them to a total of 15%, etc. They cannot exceed a 19.99% down payment (it must be a high ratio insured purchase).

The buyer's portion of the down payment must be saved prior to application. They cannot apply in anticipation of saving their portion.

Like ALL high ratio purchases (borrowed down payment or not), to meet lender and insurer criteria, the applicant must also demonstrate that they possess 1.5% of the purchase price in liquid assets for closing costs.

CMHC will charge a slightly higher mortgage default insurance premium than they would for a buyer with their own, non-borrowed 5% down payment.

The loan is registered on title in second position, and is for a 25-year term, interest and payment free for the first five years.

It is ONLY for first time buyers. If ANYONE on the Contract has been a homeowner before, ever, they are not eligible.

Applicant must be a Canadian citizen or have their PR for five years, have been in BC for at least 12 months, and purchase a home that is \$750K or less.

The combined gross annual household income of the applicants cannot exceed \$150,000.

The home being purchased must be used as the principal residence of all individuals on title for five years after purchase.

The BC HOME Partnership loan is due and payable in full upon any of the following:

1. Default on the first mortgage or the BC HOME Partnership loan.
2. Transfer of the home or change of ownership (including addition of a person to title).
3. The home is no longer your principal residence in the first five years.