

## POLICY UPDATES: B-21 Mortgage Insurance Premiums

In April 2014 the Office of the Superintendent of Financial institutions (OSFI) released a set of Mortgage Insurance Underwriting Guidelines. In order to comply with OSFI's new B-21 Insurance Guidelines, our partners at Genworth and CMHC recently announced new pricing for mortgage insurance premiums.

### When will these changes take effect?

Deals that are submitted after Wednesday April 30<sup>th</sup>, 2014 at 11:59 PM EST will be subject to the new increased insurance premium fee structure.

### What is changing?

The new premium rates for **standard owner-occupied purchases** are:

#### GENWORTH:

<b>Loan-to-Value Ratio</b>	<b>Standard Premium (Current)</b>	<b>Standard Premium (Effective April 30, 2014 11:59pm EST)</b>
Up to and including 65%	0.50%	0.60%
Up to and including 75%	0.65%	0.75%
Up to and including 80%	1.00%	1.25%
Up to and including 85%	1.75%	1.80%
Up to and including 90%	2.00%	2.40%
Up to and including 95%	2.75%	3.15%

#### CMHC:

<b>Loan-to-Value Ratio</b>	<b>Standard Premium (Current)</b>	<b>Standard Premium (Effective April 30, 2014 11:59pm EST)</b>
Up to and including 65%	0.50%	0.60%
Up to and including 75%	0.65%	0.75%
Up to and including 80%	1.00%	1.25%
Up to and including 85%	1.75%	1.80%
Up to and including 90%	2.00%	2.40%
Up to and including 95%	2.75%	3.15%
90.01% to 95% – Non-Traditional Down Payment	2.90%	3.35%

\*\*\*Please note the above noted premium rates are for standard owner-occupied purchases. Premium rates will vary depending on program/product types. Please visit [www.genworth.ca](http://www.genworth.ca) and [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca) for more information. \*\*\*