

Specialized Financing

Investment Properties

Thinking of purchasing a rental property is an excellent idea. Home values are increasing, your tenants pay off your mortgage and the rental income goes up each year. Where else can you get an investment like this?

You are required to have a minimum down payment of 15% if you are going through a CMHC insured lender. This is a fairly costly way of financing your rental, as CMHC charges an increase to their appraisal fee as well as an increase to their insurance premium.

Most lenders want to see 25% as a down payment. This way you avoid CMHC. They also want to make sure that the rental income will carry the expenses with a surplus.

For more information, please call...

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