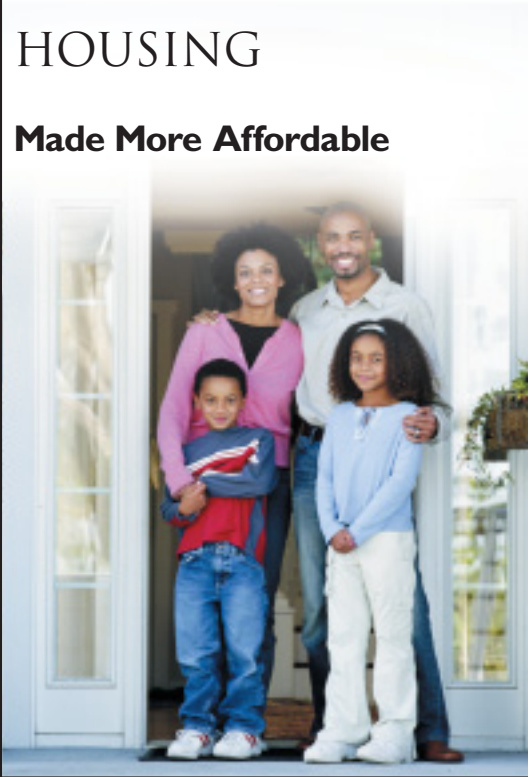


E

ENERGY-EFFICIENT
HOUSING

Made More Affordable



with Mortgage Loan Insurance

63732

Canada



Energy-efficient housing made more affordable with mortgage loan insurance

Energy-efficient housing made more affordable with mortgage loan insurance

More than 17 percent of the energy consumed in Canada is used to run our homes. Buying an energy-efficient home or making energy-saving renovations can offer big savings. You could be eligible for a 10 percent refund on your CMHC mortgage loan insurance premium when you purchase an energy-efficient home or make energy-saving renovations.

HELP THE PLANET, HELP YOUR WALLET

CMHC: HELPING HOMEOWNERS

As Canada's national housing agency, Canada Mortgage and Housing Corporation (CMHC) has helped generations of Canadians become homeowners. For more than 50 years, we've helped Canadians gain access to safe, quality, affordable housing. Our information products and expertise have facilitated the building of new homes, supported the renovation of existing housing and simplified the financing process.

CMHC offers a wealth of information you can rely on, whether you're buying, building or renovating a home.

MORTGAGE LOAN INSURANCE

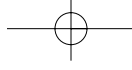
For most people, the hardest part of buying a home—especially a first home—is saving the necessary down payment. To help, CMHC developed mortgage loan insurance, which allows you to buy a house with as little as five percent down. Offered through most financial institutions, this simple solution has enabled millions of Canadians to realize their dream of homeownership.

CMHC recently made down payments even easier to obtain by allowing qualified home buyers to use additional sources of funds such as a loan or lenders' cash back incentives.



CMHC has added environmentally friendly features to the mortgage loan insurance it already offers. If you buy an energy-efficient home, purchase a house and make energy-saving renovations or renovate your existing home to make it more energy-efficient, and obtain a CMHC-insured mortgage, you could be eligible to receive a 10 percent refund on your mortgage loan insurance premium (*effective immediately*). You could also have the added flexibility of extending your amortization (the period of time required to repay your mortgage) from 25 years to a maximum of 35 years (*effective January 2005*), significantly reducing your monthly payments.

The Government of Canada actively promotes energy conservation and initiatives to reduce greenhouse gas emissions that contribute to climate change. CMHC is working with Environment Canada and Natural Resources Canada (NRCan) to inform Canadians of the benefits of the EnerGuide for Houses program, Canada's One-Tonne Challenge and Mortgage Loan Insurance for Energy-Efficient Homes.



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IF YOU'RE THINKING OF BUYING A HOME

Step 1: Find out how energy-efficient it is.

If the house you're considering buying is a highly energy-efficient R-2000 model or has an EnerGuide for Houses rating of 80 or above, you are eligible for a 10% mortgage loan insurance premium refund and extended amortization. If the house does not have a rating, you will need to obtain an EnerGuide for Houses evaluation to be eligible for a refund.

If you are planning on building a new home, an energy advisor should evaluate the building plans before the house is built.

Step 2: Boost your energy efficiency

If the house you plan to buy rates below 80 on the EnerGuide scale, to be eligible for a 10% premium refund, you will need to renovate based on your energy advisor's list of recommendations.

Step 3: Discuss and arrange a CMHC-insured mortgage with your financial institution.

Talk to your lender.

Step 4: Confirm the improvement

After you make the renovations recommended by your energy advisor, you will need to have a second assessment done to determine the energy-saving effectiveness of the renovations. To be eligible for the 10% premium refund, the second rating must show an increase of at least five points and a minimum overall rating of 40. This same process may also make you eligible for an additional federal energy efficiency grant through NRCan.

Step 5: Obtain your refund from CMHC

Type in the search keywords "energy refund" at www.cmhc.ca, then print the premium refund form. You can obtain a printed copy by calling CMHC at 1 800 668-2642. Follow the form's simple instructions to apply for a refund.

IF YOU OWN A HOME AND ARE THINKING OF RENOVATING

Step 1: Obtain an EnerGuide for Houses rating

If you're making energy-saving renovations, you could be eligible for a 10% mortgage loan insurance premium refund. Contact an energy advisor to obtain an EnerGuide for Houses rating for your home. If the rating is below 80, you will receive a list of straightforward recommendations to increase your score.

Step 2: Discuss CMHC- insured refinancing arrangements with your financial institution.

Talk to your lender.

Step 3: Improve your rating

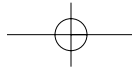
Using your energy advisor's recommendations, renovate or upgrade to increase your EnerGuide for Houses rating. You'd be amazed at the difference a more efficient furnace, better insulation, a higher-efficiency hot water heater and simple draft-proofing can make. Not only will you be reducing greenhouse gas emissions, but you'll also see welcome reductions in your monthly utility expenses.

Step 4: Confirm the improvement.

Your EnerGuide advisor will assess your home again after the energy-saving renovations are finished. If this test shows an improvement of at least five points and an overall rating of at least 40, you will become eligible for the 10% premium refund. You may also be eligible for a federal energy efficiency grant through NRCan.

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ENERGUIDE

Obtaining an EnerGuide for Houses rating: NRCan developed the EnerGuide for Houses service to help homeowners make energy-saving choices when buying a home or renovating. For a fee, a qualified energy advisor will evaluate the house or the building plans to determine its energy efficiency rating on a scale of 0-100. For more information on EnerGuide for Houses and to find an energy advisor in your area, visit <http://www.energuideforhouses.gc.ca> or call 1 800 387-2000.

Do you own a rental property or are you planning to buy one? Mortgage Loan Insurance for Energy-Efficient Rental Properties may be available to you. For more information about our products for rental properties, visit www.cmhc.ca and select Mortgage Insurance & Investments ▶ Mortgage Insurance for Borrowers, or call the CMHC Business Centre nearest you. Check your local telephone directory or visit our web site to find the number.



The sooner you take the first step, the sooner you can start enjoying a more energy-efficient house that's cheaper to run and more pleasant to live in.



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MORE RESOURCES FROM CMHC

CMHC's free *Home Buying Step by Step: A Consumer Guide and Workbook* takes you through the process of purchasing a home, from the moment you decide to buy until the day the movers carry the first box through the front door. Along with *Bringing Homeownership Within Reach*, these two publications provide more information about the advantages of CMHC's Mortgage Loan Insurance.

If you're considering renovations, you'll also find plenty of useful information on CMHC's web site. There are practical tips on everything from air quality in your house to hiring a contractor; controlling mold and eliminating pests.

Call 1 800 668-2642 toll free
or visit www.cmhc.ca
to obtain these free publications.

