



Ready For Canada's New Mortgage Rules?

New mortgage rules take effect on January 1, 2018. We're here to help you understand how these changes may affect you.

THE NEW RULES

Home buyers with a down payment of 20% or more will be tested to ensure they can afford their mortgage payments if interest rates increase. This stress test uses either the Bank of Canada's 5-year benchmark rate, or the customer's mortgage interest rate plus 2% - whichever is higher.

1. Are you thinking of buying a home?

YES

NO



2. Do you have a down payment of 20 per cent or more?

YES

NO



Buyers with down payments of less than 20% are subject to the current rules, meaning their financial institution will assess their ability to pay back their mortgage at the Bank of Canada's five-year fixed rate.

3. Are you pre-approved for your mortgage?

YES

NO



Regardless of when your home closes, if you receive your mortgage pre-approval before Jan. 1, 2018, and you purchase your home before your pre-approval expires, you're not affected by the new rules.

As of January 1, 2018, anyone who gets their mortgage from a federally regulated lender will be subject to the new rules.

4. Are you renewing your mortgage?

YES

NO



Still have questions? We can help make sure you have the information you need. Speak to a TD Mortgage Advisor or have a Mortgage Specialist visit you.



5. Are you staying with your current lender?

YES

NO



If you're renewing your mortgage and choose to stay with your existing lender, you won't be subject to the new stress test.

If you're renewing your mortgage and you decide to move to a new lender, you'll be treated as a new borrower and will have to qualify at the higher, stress-test rate.

Whether you're buying your first home or renewing your mortgage, speak with a mortgage advisor who can answer your questions and help you make decisions that are right for you and your family. Visit td.com/mortgageadvice.