

# Which is the best option for you?



## Flex Feature Mortgage

**Fixed rates** - range from 6-month to 1-year open terms and 6-month to 5-year closed terms.

**Interest rate guarantee for 120 days** - if rates increase within that 120-day period, you are still eligible for the lower rate that was locked in for you at Conexus.

**Prepayment privileges of 20/20 permitted** - you are allowed to pay down extra money against the mortgage, reducing the overall interest you are paying on the total mortgage.

- Pay up to 20% of the principal once per year.
- Increase payments by 20% once per year.

**Skip a payment** - gives you the ability to skip up to 2 months' worth of payments in a 12-month period.

**Cash back** – can be used for home renovations, to purchase new furniture or appliances, to help pay for education or to use to invest in RRSPs, etc.

- Money provided to you in full on your possession day.
- To qualify for cash back, down payment funds must come from your own resources, savings or investments and you must have a minimum 680 credit score.
- Your mortgage payment/interest rate is increased based on the amount of cash back that you received.
- If you sell the house within the term chosen, you have the option to port the cash back to the new home or to pay a prorated penalty for the cash back amount left owing to Conexus.
- Maximum cash back is \$15,000.00.

## Value Mortgage

**Fixed, closed rates** - range from 1 to 5-year terms.

**Interest rate guarantee for 120 days** - if rates increase within that 120-day period, you can still get the lower rate that was locked in for you at Conexus.

**Cash back and skip a payment options** - not available.

**Prepayment privileges of 10/10** - you are allowed to pay down extra money against the mortgage, reducing the overall interest you are paying on the total mortgage.

- Pay up to 10% of the principal once per year.
- Increase payments by 10% once per year.

**Purchase Plus Improvements** - only allow 1 advance for improvements.

Not available on rental properties, progress advance mortgages, mobile homes, refinances, Home Plus Plans and acreages when using the value of over 15 acres.

\*Other restrictions may apply.