

Program – Regular: Owner-occupied



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EN | [FR](#)

This program applies to financing of new or existing properties (owner-occupied only) and is used to:

- Acquire a property through mortgage financing, under the terms and conditions negotiated with the Bank, and register a legal security on the property.
- Refinance an existing mortgage loan held at another financial institution, with an additional amount.

A new deed/mortgage charge must be published by a legal professional or an [FCT or FNF title insurer](#) (refinancing only).

Program eligibility and required proofs

Eligible properties	LTV
Exclusions	GDS/TDS
Refinancing criteria	Available downpayments
Required proof	Minimum financing amount

Program characteristics

Available products	Disbursement type
Mortgage financing types	Legal professional type
New homes (title insurance)	Appraisal
Maximum amortization	Fees

Eligibility and required proof

Eligible properties	<ul style="list-style-type: none"> • Main residence - 1 to 4 units • Owner-occupied only • Main residence having a secondary unit with no separate address: the unit must be attached to the property • New home (condos included) or existing home built 12 months or less ago • New home: Turnkey projects only (land belonging to builder) • IMPORTANT Indicate the type of new home in the Notes (see New home purchase, Eligible properties section). • Co-Ownership: <ul style="list-style-type: none"> ◦ General eligibility criteria ▼ • IMPORTANT Failure to comply with the eligibility criteria may result in the legal professional refusing to proceed with the transaction. A prior validation is recommended. ◦ Small condominium (details ▼): See eligibility criteria • Small-sized single dwelling unit (< 750 sq. ft.): See eligibility criteria • Properties with more than 5 acres of land: financing conditions ▼ (apply the most restrictive criteria) • Commercial use purposes: See eligibility criteria
Exclusions	<ul style="list-style-type: none"> • Secondary residences (3- or 4-season home) • Rental-only properties • Refinancing of a debt-free property purchased within the last 12 months • Standard exclusions
Refinancing	<ul style="list-style-type: none"> • Conventional loans only • No additional amount required

- Possibility of debt consolidation ([conditions apply](#)).
- Property already financed at another institution
- Same borrowers (no borrowers added or removed)
NOTE To add or remove a borrower, see [Add/remove co-borrowers](#).
- Refinancing of a property purchased or refinanced within the last 12 months: [additional conditions](#) ⌵
- Owner-built home 100% completed: eligible for refinancing 12 months after the work completion date only
NOTE Attach proof of the work completion date (e.g.: final inspection if a creditor is involved or tax statement showing the value of the property).

LTV

Borrowing value based on acquisition cost or market value, whichever is lower.

Add/remove borrower: see [Max LTV - Add/remove](#)

Conventional	Insured									
Maximum LTV per region: details ⌵ How to use the calculator: <ul style="list-style-type: none"> • Property value: use the lesser of the property value and the acquisition cost. • Type of scenario: use the most restrictive scenario. 	Maximum property value: \$1.5M <table border="1"> <tr> <td>• 1-2 units: \$0 to \$500K</td> <td>• 95%</td> </tr> <tr> <td>• 1-2 units: > \$500K\$</td> <td>• 0-500K\$: 95%</td> </tr> <tr> <td></td> <td>• remainder: 10%</td> </tr> <tr> <td>• 3-4 units</td> <td>• 90%</td> </tr> </table>		• 1-2 units: \$0 to \$500K	• 95%	• 1-2 units: > \$500K\$	• 0-500K\$: 95%		• remainder: 10%	• 3-4 units	• 90%
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	• remainder: 10%									
• 3-4 units	• 90%									
	NOTE <ul style="list-style-type: none"> • Premium for insured financing (tax only) • For an add/remove borrower scenario, see Max LTV - Add/remove 									

TDS/GDS/Credit score (ERS)

Conventional			Sagen and Canada Guaranty			CMHC		
Credit score required (ERS)	GDS	TDS	Credit score required (ERS)	GDS	TDS	Credit score required (ERS)	GDS	TDS
< 680	35 %	42 %	< 680	35%	42%	≥ 600	39 %	44 %
≥ 680 (conditions ⌵ apply)	39 %*	44 %*	≥ 680	39%	44%			

Eligible sources of downpayment

Conventional	Insured
<ul style="list-style-type: none"> • Traditional gift: some restrictions apply (see traditional gift). • Gifted equity • Personal savings - Canadian institution • Personal savings - foreign institution (additional validations ⌵) • Proceeds from the sale of another property • Proceeds from the sale of assets • From a company belonging to the borrower • From a National Bank SLC 	<ul style="list-style-type: none"> • Traditional gift: some restrictions apply (see traditional gift). • Gifted equity • Personal savings - Canadian banking institution • Personal savings - foreign institution (additional validations ⌵) • FTHBI authorized before the end of the program (2024-03-21 or before) • Proceeds from the sale of another property • Proceeds from the sale of assets • From the deposit paid to the builder (new home) • From a company belonging to the borrower • Refinancing another property • RRSP withdrawal • FHSA (purchase or add-remove) • Equity grant

	<ul style="list-style-type: none"> From the deposit paid to the builder (new home) Refinancing another property RRSP withdrawal FHSA (purchase or add-remove) 	<p>Sagen and Canada Guaranty only:</p> <ul style="list-style-type: none"> Non-traditional gift (1-2 units) PLC and credit cards (1-2 units) Loan not from a financial institution (1 to 2 units) Personal loan (1-2 units)
	For details, see Eligible and ineligible downpayments	
Financing amount	Minimum: \$10,000	
Required proof	<ul style="list-style-type: none"> Required proof: Purchase of an existing property New home purchase Refinancing Add/remove Forms ⌵ If the client does not have a National Bank account: Provide a check sample of his account when first submitted to credit. <p>NOTE This ensures that the first payment is received even if the client wants to open a BNC account, since there might be delays in opening accounts (e.g. : the virtual branch cannot reach the client).</p>	

Program characteristics

Available products	<ul style="list-style-type: none"> Fixed-rate mortgage loan Variable-rate mortgage loan – variable payments All-In-One (conventional loans only) Bridge loan 	
Mortgage financing types	<ul style="list-style-type: none"> Conventional CMHC-, Sagen- or Canada Guaranty-insured <p>NOTE For insured financing, all borrowers must become co-owners. Consult the offer to purchase as needed.</p> <p>See Accepted programs: mortgage insurance</p>	
New home (title insurance)	Financing could be conditional on the acceptance of a title insurance - construction mortgage. All the fees related to this insurance are paid by the Bank.	
Maximum amortization	Conventional	Insured
	Mortgage loan: 30 years All-In-One: 25 years (for qualification purposes)	<ul style="list-style-type: none"> 25 years 25 to 30 years : conditions apply (the form F.32422 must be signed and attached to the file) <p>NOTE A premium of .20 will be added to the insurer regular premium.</p>
Disbursement type	Single disbursement New home: Certificate of completion of work or predelivery inspection report required, signed by the client and builder.	
Legal professional type	Purchase: Legal professional Refinancing: Legal professional or FCT/FNF (see FCT/FNF procedure and related costs) See Directory of Legal Professionals	
Full appraisal	A full appraisal is required for some financing scenarios due to the type of property, transaction or special characteristics of the application. It may also be required in other situations following the analysis of the file to mitigate certain risks (see Residential appraisal).	
Fees	Premium for CMHC/Sagen/CG-insured financing (tax only) NOTE The exact amount will appear on the credit agreement (payment method ⌵).	

