

Vancity 3-year to 5-year fixed rate CMHC insured promotional offer¹

Terms & Conditions:

¹ Some conditions apply. This mortgage promotional rate offer (an “**Offer**”) is available for new property purchases or when you move your existing CMHC insured mortgage from another financial institution to Vancity. This offer is only available on 3-year to 5-year fixed rate CMHC insured mortgages with an amortization of 30 years or less. This offer is only available for members with less than 20% down payment on the property, purchasing a residential owner-occupied property with purchase price under \$1,000,000, who are required to purchase mortgage default insurance. As of August 1, 2024, qualified first-time home buyers purchasing new construction intended for homeowner occupancy, who are required to purchase mortgage default insurance, will be able to amortize their mortgage over 30 years. CMHC insurance is subject to eligibility conditions, limitations and exclusions. This offer is not available for renewals or refinances of existing Vancity mortgages. Rental properties are not eligible. These rates and offer are subject to change or may be withdrawn or extended at any time without notice. All applicants must meet the Vancity lending criteria.

Vancity members must complete the following criteria to receive this promotional rate offer:

1. Members must either open or already have a Vancity ePackage Chequing or Total Chequing (an “**Account**”). (Exception: Existing senior members and youth under 25 years with a Chequing Plus account can retain their Chequing Plus account, and members with an existing Access Chequing account can also retain their account). Pre-authorized mortgage payments must originate from one of these designated Accounts.
2. Within three (3) months of obtaining a new mortgage with Vancity, you must complete (or already have completed) the following: Set up and receive the full amount of their automated, recurring direct payroll deposit or eligible Government credit to the account.

Only direct deposits with eligible Payments Canada transaction codes or direct deposits by employers approved by Vancity (including Doordash, Skip the Dishes, Uber, Uber Eats, Lyft etc.) will qualify. Payroll deposits must not be split between multiple Accounts or Financial Institutions. Vancity reserves the right to determine what is considered payroll deposit and whether any payroll deposit has been split.

Mortgage funds must be advanced within 90 days from the date of mortgage preapproval.

Note that failure to meet any of the above criteria may result in Vancity increasing your mortgage promotional rate by 0.10%. Additionally, this offer cannot be combined with any other residential mortgage promotional offers.