



# The RBC Green Home Mortgage



## Introducing the RBC® Green Home Mortgage

This program was created to provide financing for new, pre-construction homes located in certified energy-efficient developments across Canada.<sup>1</sup>

An RBC Green Home Mortgage aims to make owning an energy-efficient home accessible, with lower mortgage payments<sup>2</sup> combined with the potentially reduced operating costs of the home itself.

## What is an energy-efficient home?

An energy-efficient or “green” home is designed to be more environmentally sustainable, compared to a traditionally built new home, by relying on less energy. The home should have all or most of the following features for high energy performance and reduced or no greenhouse gas emissions:

- High R-value insulation
- High-efficiency windows and doors
- Smart and energy-efficient lighting
- Onsite renewable energy generation, such as a solar panel system
- A programmable and high-efficiency heating and cooling system

Depending on the individual building certifications, energy-efficient homes typically have an energy performance considerably better than traditionally built homes.



## Did you know?

By 2030, Canada will need 5.8 million new homes to meet the expected demand. If built with current practices and prevailing codes, these structures will add up to 18 million tonnes of greenhouse gas emissions to our carbon footprint annually (plus additional emissions from the production of the cement and steel needed).

Canada has committed to reducing this sector's emissions by 37% by 2030 and achieving net-zero by 2050. However, to meet these targets, Canada will need to change how and what we build.\*

## The benefits of the RBC Green Home Mortgage



### Lower monthly mortgage payments

An RBC Green Home Mortgage comes with the option to extend the amortization period to up to 35 years (compared to a traditional mortgage with a 30-year amortization).<sup>2</sup>



### Financing for upgrades

You may want to include the costs of energy-efficient upgrades you select as part of your purchase price. Speak to your RBC Mortgage Specialist to learn more.



### Complete your mortgage from the comfort of your home

As always you can connect with an RBC Mortgage Specialist online or by phone and complete your documents electronically. It's simple, convenient and secure.



### A firm mortgage approval

Once approved, you stay approved, throughout the entire construction period until your closing date.<sup>3</sup>

**PLUS, you could get up to \$3,000 cash to help you settle into your new home.<sup>5</sup>**

Mortgage default insurance is a requirement of the Bank Act as a condition to obtain mortgage financing when homebuyers make less than a 20% down payment towards the purchase price of a home.

When you apply for your RBC Green Home Mortgage to purchase and own an energy-efficient home, you can also apply for a 25% partial premium refund.<sup>4</sup>

To learn more about the RBC Green Home Mortgage, contact your RBC Mortgage Specialist or RBC Builder Manager.

[rbc.com/climate](https://rbc.com/climate)



<sup>1</sup> Must be purchased from an accredited RBC Preferred Builder which has provided evidence to RBC that the home is going to be certified. Some of the common certifications eligible under the Green Home Program are, but may not be limited to, ENERGY STAR for New Homes (Version 12.6), LEEDS Canada for Homes (Gold or Platinum), R-2000, CHBA's Net Zero and Net Zero Ready.

<sup>2</sup> Subject to eligibility. Selecting a longer amortization could potentially result in higher total interest costs. Upfront premium rebate to further lower mortgage payments is available through CMHC and for select eligible homes.

<sup>3</sup> Applies to selected properties only and subject to meeting credit criteria of Royal Bank of Canada.

<sup>4</sup> A 25% mortgage insurance premium rebate is available if your new build home falls under the CMHC Eco Plus program, Sagen Energy Efficient Housing Program or Canada Guaranty Energy-Efficient Advantage Program. For additional information about the mortgage default insurance premiums and rates, please visit [cmhc-schl.gc.ca/consumers/home-buying/mortgage-loan-insurance-for-consumers/cmhc-eco-programs/cmhc-eco-plus](https://cmhc-schl.gc.ca/consumers/home-buying/mortgage-loan-insurance-for-consumers/cmhc-eco-programs/cmhc-eco-plus).

<sup>5</sup> Must be a new build home purchased from an RBC Preferred Builder. Cash value depends on the total amount funded with your eligible RBC mortgage. For full offer conditions, please visit [rbc.com/buildermortgage](https://rbc.com/buildermortgage).

\* Source: RBC Thought Leadership article, <https://thoughtleadership.rbc.com/high-rise-low-carbon-canadas-40-billion-net-zero-building-challenge/>

# RBC Royal Bank® offering preferred mortgage financing solutions for your URBANDALE CONSTRUCTION home



Whether you're buying your first home, upgrading or investing, we can walk you through your options and help you find the solutions that best fit your needs.

**Guaranteed approval of the mortgage for 24 months\* from the time of application.**

- We offer firm, final mortgage approvals for the purchase of your URBANDALE CONSTRUCTION home. Once approved, you stay approved.
- HomeProtector®^ critical illness and life insurance may be available while your home is under construction, with no premiums payable until your mortgage is advanced.
- Guaranteed capped interest rate for 24 months. Plus you are eligible for a lower rate 120 days prior to your closing date.
- A processing fee is applicable. It may be refunded if certain conditions are met.\*\*
- Manage your home-equity borrowing with our flexible RBC Homeline Plan®. Apply only once and receive access to a credit limit of up to 80% of the value of your home.\*\*\*
- Access professional advice from one of the world's largest and most reputable financial institutions, available where and when you want.

**Brendan Wood**  
Mortgage Specialist  
343-551-9219  
brendan.wood@rbc.com

**Mike Shen**  
Mortgage Specialist  
613-218-8511  
mike.shen@rbc.com

**Natasha Belaire**  
Mortgage Specialist  
613-415-8951  
natasha.belaire@rbc.com



**Contact us today for information or to apply for a mortgage approval where and when it's convenient for you.**

\* Applies to selected properties only and subject to meeting credit criteria of RBC Royal Bank. Mortgages may only be default insured if the closing date is within 36 months of approval.

\*\* Refund not applicable to construction draw mortgages. If you apply and are approved for a mortgage with Royal Bank of Canada, a processing fee will apply to your mortgage, and will be calculated and charged at the time your mortgage funds are advanced. The processing fee may be refunded if your mortgage is funded at the interest rate guaranteed for the original rate commitment period provided at time of firm approval. Additional conditions apply. For more information, speak with an RBC Mortgage Specialist.

\*\*\* The lesser of the appraised value or the purchase price.

^ HomeProtector is an optional creditor's group insurance program, underwritten by The Canada Life Assurance Company, and is subject to terms, conditions, exclusions and eligibility restrictions. If a client who has been approved for HomeProtector critical illness or life insurance coverage experiences an eligible claim during the construction phase, benefits will only be paid when the mortgage is fully advanced. Clients may also apply for disability insurance coverage during the construction phase; if approved and the client experiences an eligible claim during the construction phase, benefits will only be payable if the disability continues beyond the date the mortgage is fully advanced and only for the period of disability after the date the mortgage is fully advanced, subject to the maximum benefit period. Please see the HomeProtector Certificate of Insurance for full details.

Personal lending products and residential mortgages are offered by Royal Bank of Canada and are subject to its standard lending criteria.

® / ™ Trademark(s) of Royal Bank of Canada. RBC and Royal Bank are registered trademarks of Royal Bank of Canada.

\* All other trademarks are the property of their respective owner(s). VPS112945

# Dare to compare



As Canada's largest bank\*, RBC® is well equipped to offer the smartest builder mortgage solutions for URBANDALE CONSTRUCTION – with the following features.

RBC	Can <u>your</u> bank offer you these?
✓	<b>Firm approval for the entire construction period.</b> Once approved, you stay approved. No re-qualification or re-appraisal required. <sup>1</sup>
✓	<b>Receive up to \$3,000 cash back</b> on an eligible mortgage. <sup>2</sup>
✓	<b>Guaranteed capped interest rate on select projects.</b> <sup>3</sup> Plus, you're eligible for a lower interest rate (if available) 120 days prior to closing.
✓	<b>A processing fee is applicable. It may be refunded if certain conditions are met.</b> <sup>4</sup>
✓	<b>Your mortgage application will be fast tracked</b> if there is a pre-approved property valuation on your home model. <sup>5</sup>
✓	<b>Option to extend the amortization period to up to 35 years for energy efficient homes under the RBC Green Home Mortgage program.</b> (compared to a traditional mortgage with a 30-year amortization). <sup>6</sup>
✓	<b>Access professional advice</b> from one of the world's largest and most reputable banks.
✓	<b>Optional HomeProtector® critical illness and life insurance at no cost during construction.</b> Subject to approval. Your RBC Mortgage Specialist can advise on which insurances are available.
✓	<b>6 months of free VIP banking,</b> if eligible.

## Brendan Wood

Mortgage Specialist  
343-551-9219  
brendan.wood@rbc.com

## Mike Shen

Mortgage Specialist  
613-218-8511  
mike.shen@rbc.com

## Natasha Belaire

Mortgage Specialist  
613-415-8951  
natasha.belaire@rbc.com



Dare to compare these features with other banks and then connect with us.

<sup>1</sup> Your mortgage approval may no longer be firm if a different home is purchased or you are adding or removing a co-borrower to/from your application.  
<sup>2</sup> Visit [rbc.com/buildermortgage](http://rbc.com/buildermortgage) for full terms and conditions.  
<sup>3</sup> Mortgage terms with fixed rate can have a capped rate commitment period of up to 36 months while 5 years variable rate closed mortgage term can have a capped rate commitment period of up to 60 months.  
<sup>4</sup> Refund not applicable to construction draw mortgages. If you apply and are approved for a mortgage with Royal Bank of Canada, a processing fee will apply to your mortgage, and will be calculated and charged at the time your mortgage funds are advanced. The processing fee may be refunded if your mortgage is funded at the interest rate guaranteed for the original rate commitment period provided at time of firm approval. Additional conditions apply. For more information, speak with an RBC Mortgage Specialist.  
<sup>5</sup> For qualified builders only. Confirm with your RBC Advisor if the home you are purchasing is eligible to be fast tracked using an RBC blanket assessment.  
<sup>6</sup> Available only for conventional uninsured mortgages. Must be purchased from an accredited RBC Builder which has provided evidence that the home is going to be certified. Some of the common certifications eligible under the Green Home Program are, but may not be limited to, ENERGY STAR for New Homes (Version 12.6), LEED Canada for Homes (Gold or Platinum), R-2000, Built Green Canada, CHBA's Net Zero and Net Zero Ready. Selecting a longer amortization could potentially result in higher total interest costs. Applies to selected properties only and subject to meeting credit criteria of Royal Bank of Canada.  
 Personal lending products and residential mortgages are offered by Royal Bank of Canada and are subject to its standard lending criteria.  
 ® / ™ Trademark(s) of Royal Bank of Canada. © 2023 Royal Bank of Canada. \* Based on market capitalization.