TMG AnchorPoint Mortgage

SPECIAL MARKET NOTE
November 6, 2026

BUDGET 2026 / HOUSING AND MORTGAGES

New Financing Options Are on the Way

Budget 2026 brings new mortgage insurance options for builders and rental owners, with more proposed for homebuyers. Insurers and lenders have not released products yet, but the direction is clear, and we're already factoring it into our clients' plans.

90%
Maximum financing on new triplexes and fourplexes

5 to 50 Units
Rental buildings private insurers can cover

Feb 1, 2027
Start date for these multi-unit changes

What's Coming

New Triplexes and Fourplexes
Up to 90% of projected completed value, with no owner-occupancy requirement and no price cap, for building or buying newly built three- and four-unit homes.
Starts February 1, 2027

5 to 50 Unit Rental Buildings
Private mortgage insurers will be able to offer insurance alongside CMHC for construction, purchase, refinance and renewal.
Starts February 1, 2027

Homes Up to $1.5 Million
A higher price limit for optional mortgage insurance on purchases with 20% or more down, with 30-year amortization for first-time buyers and newly built homes.
Proposed

Clearer Mortgage Information
More public information on insured mortgage rates, a consultation on clearer prepayment penalties, and a CRA income verification service in development.
Proposed and in Development

Building This Into Your Plans

These changes will roll out over the coming months. We're adding them to our planning conversations with clients now and will share updates as details are confirmed. If you're planning a build, a purchase, a renewal or a refinance in 2027, talk with your TMG AnchorPoint mortgage broker about where these options may fit.

What we're watching: participating insurers and lenders, premiums and pricing, qualification details, and start dates for the proposed measures.

Discuss Your Project **Start a Financing Conversation**

(902) 835-6420 · contact@tmganchorpoint.ca

General information only, current as of November 6, 2026. Not financial, legal, or lending advice, and not a financing offer or approval. Eligibility, availability and terms depend on final implementation, insurer and lender requirements, and the borrower and property. Announced changes do not confirm that a specific insurer or lender product is available.

BUDGET 2026 / WHAT IT COULD MEAN

What These Changes Could Mean for You

New Triplexes and Fourplexes

Permanent mortgages may have amortizations of up to 30 years. The published debt-service limits and mortgage stress test still apply; construction financing is assessed under separate insurer criteria.

For a small rental project, review the land position, build budget, available equity and plans to retain or sell. Maximum financing is a ceiling. Premiums, project costs, funding advances and lender conditions still need to be worked through.

Rental Owners: More Than New Construction

Refinancing and renewals are included for 5 to 50 unit properties. Maximum financing is 90% of value for new construction and 85% otherwise. Permanent amortization limits are 50 and 40 years, respectively. Net-worth and cash-flow criteria apply. Construction-stage underwriting is separate.

Already own a building? A renewal after February 1, 2027 may bring another route to review. We can consider rental income, expenses, existing debt and your plans as products develop.

Homebuyers and Mortgage Information

Optional mortgage insurance is insurance a lender may buy on a mortgage with 20% or more down. The proposal raises its home price limit from $1 million to $1.5 million. Thirty-year amortization is already available on insured mortgages with less than 20% down for first-time buyers and newly built homes; the proposal extends it to optional insurance for those same buyers and homes. A longer repayment period can lower scheduled payments while increasing total interest.

The budget also proposes better insured-rate information, a consultation on prepayment penalty transparency, and a CRA income verification service. No new penalty rules are confirmed, and the CRA service is not live. The optional-insurance proposal has no specified start date.

Start With Your 2027 Plans

Bring your project outline or purchase price range, available equity or down payment, and current mortgage terms and renewal date. We'll review today's options and identify what to revisit as insurer and lender products are confirmed.

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Official Sources · Published November 5; checked November 6, 2026.

Finance Canada: Missing-Middle Mortgage Insurance Backgrounder
Budget 2026, Chapter 3: Housing and Mortgage Measures

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