

# Purchase Plus Improvements Program

## Loan Purpose

With Strive's Purchase Plus Improvements (PPI) Program, your clients will have the opportunity to transform their new property immediately after they take possession. No matter the scale of the project, this program empowers your clients to bring their visions to life, ensuring their new property is a true reflection of their preferences.

## Maximum Loan-to-Value (LTV)

<b>Insured</b>	95%, 1-2 units 90%, 3-4 units (must have municipal zoning with self-contained units)
<b>Insurable</b>	≤ 80%

## Property Type

Maximum 4 units with 1 unit owner occupied  
Property value < \$1,000,000

## Down Payment

Minimum of 5% required based on the 'as improved' value of the property

## Eligible Products

- Stated Income
- New to Canada
- Vacation/Secondary Home
- Investment Property
- Borrowed Down

## PPI Highlights

PPI can be from \$5,000 to \$150,000, exceptions beyond this amount may be considered.

Improvements must be supported to have \$1 for \$1 value appreciation.

Improvements including structural changes may require development and building permits and further, may require an engineer's report.

120 days for completion, maximum 6 months.

Projected income may be considered on a case-by-case basis when clients are looking to use the program to add a rental unit with a separate entrance.

## Draws

Up to 3 draws can be processed on any amount over \$40K

Minimum draw amount of \$5K

Request for draws to be established at time of commitment. If not at time of commitment, only one draw permissible.

- **Improvements <\$20K** - Paid invoices and before/after photos acceptable
- **Improvements <\$40K** - Inspection required
- **Improvements >\$40K** - Inspection and paid invoices required. If unpaid, Strive can direct funds directly to contractor(s) via solicitor instructions.

## Documentation\*\* and Advance of Funds

Quotes for the improvements to be completed must be provided upfront for review.

If improvements are completed by the borrower(s), only the cost of materials will be considered. Inspection and paid receipts required to advance improvement funds.

If improvements include the addition of a rental unit, an inspection is required regardless of renovation amount.

Any changes made post funding (from the approved work per Strive's mortgage commitment) is subject to underwriting review. Changes must be supported to maintain a dollar-for-dollar value appreciation and authorized by Credit Management. If it is deemed that change in improvements does not support this, the equivalent holdback amount will be applied to the principal balance of the mortgage.

## Eligible Improvements Include: *(but not limited to)*

- Kitchen/bathroom upgrades
- Flooring/windows
- Furnace/air conditioning
- Roof repairs/replacement
- Replacement of knob and tube wiring
- Basement renovation  
*(finishing/waterproofing/addition of a suite)*
- Septic system upgrade
- Deck or patio
- Addition of a rental unit

\*\*Please note, depending on value of improvements, an inspection may be required.