# Residential Mortgages

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We offer home financing up to 75% of the cost, purchase price or appraised market value of the property, whichever is the lesser. We can even offer up to 95% financing with Mortgage Indemnity Insurance or Guarantee insurance, where available.
Our mortgages are for a max period up to thirty (30) years or until retirement age, whichever is earlier, for properties constructed substantially of concrete blocks.

For properties constructed of hardwoods (such as purpleheart/greenheart), the maximum term of the mortgage would be twenty (20) years.

Our mortgages have great benefits, including:
Low down-payments with Mortgage Indemnity Insurance (5%)
Competitive fixed rates with stable and flexible terms
No penalty on early repayment and/or lump-sum deposit
No application or negotiation fees
Low commitment fees
Home Equity Financing also available

**Land Loans**
Just like our mortgages, competitive interest rates are available on land loans.

When calculating how much you can afford, don't forget to factor in the cost of home maintenance, property taxes and insurance coverage.

Land loans are available for financing up to 90% of the purchase price or value of the land over a maximum period of fifteen (15) years.

Remember your land loan can then be converted into a mortgage when you are ready to build the home of your dreams!

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## A Mortgage to Make You Feel at Home

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