



Payment Pause Mortgage

No payments for one full year, when your client needs it most

When someone takes a break from work due to an unexpected life event, for a sabbatical or to care for a loved one, making mortgage payments can become challenging. That's where temporary payment relief can help.

Our Payment Pause Mortgage provides temporary payment relief when there is a clearly defined exit strategy. During this 12-month term, no principal and interest payments will be required.

Want to know more? Talk to us.



**Mortgage
Broker
Services**

Payment Pause Mortgage

Loan purpose	Purchase or refinance
Mortgage type	First mortgage only
Maximum loan amount	\$800,000
LTV	Up to 55% including accrued interest
Term	1-year
Rate premium	25 bps
Payments	• While borrowers are not required to make payments, they may choose to make principal and interest (P&I) payments with their own resources to minimize the cost of borrowing. • Interest on outstanding principal balance will accrue and be compounded for the term.
Commitment fee	1%
Qualifying rate	• Contract at 30-year amortization • Debt servicing maximum: 50/50 verifiable income, 45/45 unverifiable income
Rate hold	• Purchase: 90 days • Refinance: 60 days
Income documentation	• As per standard IC Savings' documentation requirements • Borrower affected by life event must demonstrate salaried or hourly income source. • When more than one borrower, a combination of verifiable and unverifiable income is acceptable.
Renewal	• IC Savings will contact borrower three months from date of maturity of loan. • Borrower needs to re-qualify for conventional mortgage at end of the term.
Beacon score	650 minimum
Property type	• Only owner-occupied residential properties with 1–4 units • In prime markets with continuing demand for resale
Ineligible properties	High-rise condominiums, rentals
Client eligibility	BFS borrowers are not eligible for this product. All other prospects must complete a mandatory interview with IC Savings prior to funding.
ILA	Required for all borrowers at their expense
Appraisal	Full appraisal always required and to be completed by an approved appraiser. Refer to list posted at icsmb.ca .
Early payout	• Closed, unless arm's-length sale agreement is provided • Penalty is the greater of 3 months' interest or IRD. • Prepayment 20%+20% allowed on anniversary date.
Life events, planned and unexpected	In all cases, a return to work is expected. Examples include illness, injury, marital separation, maternity leave, sabbatical, or approved leave of absence from work, for educational advancement, caregiving, death of an immediate family member, etc.
Exit strategy	A defined and viable exit strategy, acceptable to IC Savings, is required. Borrower must demonstrate an ability to make payments at end of term.