



SAGEN™

ENERGY-EFFICIENT HOUSING PROGRAM (for loans received by Sagen prior to June 20, 2022)

Sagen wants to help protect the environment and support consumers as they make environmentally friendly choices. Through the Sagen Energy-Efficient Housing Program, homebuyers purchasing an energy-efficient home or making energy saving renovations are eligible for significant premium savings when Sagen mortgage insurance is obtained.

Consumer Benefits:

- A refund of up to 25 per cent of the Sagen mortgage insurance premium.
- Available on all Sagen mortgage insurance products.

Mortgage Insurance Premium Refund Example:

\$300,000 mortgage @ 95% LTV	Premium Payable*
Standard Premium (95% LTV = 4.0%)	\$12,000
Energy-Efficient Premium Refund (15%)	(\$1,800)
Total Premium	\$10,200

* Mortgage insurance premium does not include any applicable provincial sales tax.

Loan Purpose:

- Purchase (New Construction or Existing Home)
- Where improvements are being completed to make the home more energy-efficient, those improvements must be funded through a Sagen insured mortgage





Eligibility Requirements:

- The energy-efficient home purchased, built or renovated to make energy-efficient improvements to the home must have used Sagen insured financing and meet all applicable Energy-Efficient Housing Program requirements noted below.
- Sagen must receive all mortgage insurance premiums and fees prior to issuing the partial premium refund.
- The percentage refund is based on the amount of premium paid on the Sagen insured loan at the time of funding. In the event a borrower is utilizing Sagen's Portability Program to port an existing mortgage to a new energy efficient home the percentage premium refund would only be applicable to the increase in loan amount.
- The date of the premium refund application cannot be greater than 24 months from the closing date of the mortgage.
- All supporting energy-efficient documentation cannot be greater than 5 years old.

Purchasing a new or existing home:

- If the home is built under one of the qualifying energy efficient building programs listed below it is eligible for a partial premium refund:

15% Premium Refund	<ul style="list-style-type: none">• LEED® Canada for Homes (National)• Built Green Canada™ (National)• Novoclimat 2.0™ (Quebec)• EnergyStar® (National)• Greenhouse™ (Ontario)• Power Smart (Manitoba)• GreenHome (Yukon)
25% Premium Refund	<ul style="list-style-type: none">• R-2000 (National)





OR

- If the home is not built under a qualifying energy-efficient building program, an NRCan qualified energy advisor must assess the home to confirm that it meets the EnerGuide ratings of one of the two scales listed below:

EnerGuide Rating 0-100 Scale	<ul style="list-style-type: none">• Rating of 82-85 for a 15% refund• Rating of 86-100 for a 25% refund
EnerGuide Rating Gigajoules per year Scale	<ul style="list-style-type: none">• Rating of $\geq 15\%$ lower than "A Typical New House" for a 15% refund• Rating of $\geq 40\%$ lower than "A Typical New House" for a 25% refund

Purchasing a new or existing high-rise condominium unit, the building in which the unit is being purchased must be built to one of the energy efficient requirements listed below:

- Built to LEED Canada New Construction Standard (Certified, Silver, Gold and Platinum) to qualify for a 15% premium refund

OR

- If the condo building meets the requirements listed below you may also be eligible:
 - Built to be 20% more energy-efficient than compliance with the energy requirements of the applicable building code to qualify for a 15% refund.
 - Built to be 40% more energy efficient than compliance with the energy requirements of the applicable building code to qualify for a 25% refund.

Purchasing an existing home and completing renovations:

- Obtain a Sagen insured mortgage using the Purchase Plus Improvements Product to make energy-efficient improvements to the home.
 - Improvements made to individual condominium units that have shared heating / ventilation are not eligible for partial premium refunds.





- An NRCan qualified energy advisor must perform a pre-improvement and the post-improvement energy efficiency evaluation. To contact an Energy Advisor, please visit www.nrcan.gc.ca – Energy – Energy Efficient – Energy Efficiency for Homes – EnerGuide Energy Efficiency Home Evaluations.
- Certify that the energy-efficient improvements that have been completed and meet one of the two EnerGuide rating scale requirements listed below:

EnerGuide Rating 0 – 100 Scale	<ul style="list-style-type: none">• With a pre-improvement rating <55 the post-improvement rating must increase by ≥ 10 points, achieving a rating of > 60 for a 15% refund or increase by ≥ 20 points, achieving a rating of > 60 for a 25% refund.• With a pre-improvement rating ≥ 55 the post-improvement rating must increase by ≥ 5 points for a 15% refund or increase by ≥ 10 points for a 25% refund.
EnerGuide Rating Gigajoules per year Scale (“GJ/yr”)	<ul style="list-style-type: none">• With a pre-improvement rating ≥ 200 GJ/yr. the post-improvement rating must decrease by ≥ 45 GJ/yr. achieving a rating of < 250 GJ/r for a 15% refund or decrease by ≥ 90 GJ/yr. achieving a rating < 250 GJ/yr for a 25% refund.• With a pre-improvement rating < 200 GJ/yr. the post-improvement rating must decrease by ≥ 20 GJ/yr. for a 15% refund or decrease by ≥ 45 GJ/yr. for a 25% refund.

To apply for the Energy-Efficient Rebate please download and complete the PDF version found [here](#) and submit by mailing or faxing your completed application, along with the required documentation (see below) to:

Sagen
2060 Winston Park Drive
Suite 300
Oakville, ON L6H 5R7
Fax: 1 877 246 5509
Attention: Finance Department – Energy Efficient Group





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Documentation requirements to accompany application form:

Purchasing a new or existing home:

- Documentation certifying your home was built under a Sagen qualifying energy efficient building program.

OR

- Provide a copy of the first page of your EnerGuide performance evaluation report confirming the EnerGuide rating of the home is greater than or equal to the minimum program requirements.

Purchasing a new or existing high-rise condominium unit:

- Copy of the building's LEED Certificate.

OR

- Documentation signed by NRCan, the project engineer or builder to confirm that the entire condo building is greater than or equal to the minimum program requirements.

Purchasing an existing home and completing renovations:

Provide a copy of the first page of the pre-improvement and first page of the post-improvement EnerGuide performance evaluation report prepared by an NRCan qualified energy advisor confirming that the EnerGuide rating of the home is greater than or equal to the minimum program requirements.

Sagen will recognize either of the Natural Resources Canada (NRCan) EnerGuide rating systems, the 0-100 Scale or Gigajoules per year scale based on the jurisdiction the home is located in. For detailed information regarding the applicable scale refer to NRCan.

Refunds are processed and mailed within 30 business days of receipt of application.

