

HSBC High Ratio Mortgage Rate Offer Terms and Conditions

When you obtain a high ratio personal mortgage loan (“**Mortgage**”) with HSBC Bank Canada (“**HSBC**”) with a five year fixed you may receive a rate discount of 0.25% or five year variable rate closed term you may receive a rate discount of 0.35% based on the HSBC Special Offer rate on the date of application (the “**HSBC High Ratio Mortgage Rate Offer**”). The Special Offer Rate on a 5 year fixed or 5 year variable rate closed term can be found on the Mortgage Rates page on the HSBC Bank Canada website, www.hsbc.ca/mortgages/rates/. Please read these Terms and Conditions which govern the HSBC High Ratio Mortgage Rate Offer. The offer runs from January 11th, 2021 to January 24th, 2021 inclusive (the “**Offer Period**”).

QUALIFICATIONS

1. The HSBC High Ratio Mortgage Rate Offer is available to HSBC customers who:
 - Purchase a new property and taking a new mortgage with HSBC **OR**
 - Move their existing mortgage from another financial institution to HSBC **AND**
 - Obtain an HSBC High Ratio Mortgage, which is a mortgage having a loan to value ratio of more than 80% and requires mortgage default insurance.
2. Approval of your Mortgage is subject to standard lending guidelines.
3. The Mortgage must be a five year fixed or five year variable rate closed term.
4. The Mortgage application must be dated during the Offer Period and fully funded by HSBC within 120 days of the application start date.

OTHER CONDITIONS

5. The HSBC High Ratio Mortgage Rate Offer does not apply to customers renewing, refinancing, assuming or porting the terms of an existing Mortgage with HSBC.
6. The HSBC High Ratio Mortgage Rate Offer does not apply to open mortgages, lines of credit, personal loans secured by a mortgage charge or commercial mortgages.
7. The HSBC High Ratio Mortgage Rate Offer cannot be combined with any other HSBC mortgage rate promotions, but may be combined with mortgage acquisition fee reimbursements subject to eligibility.
8. The HSBC High Ratio Mortgage Rate Offer may be amended, extended or cancelled at the sole discretion of HSBC at any time without prior notice.
9. HSBC reserves the right to refuse or terminate any customer’s participation in this HSBC High Ratio Mortgage Rate Offer, if HSBC suspects or discovers that the customer has provided incomplete or incorrect information to HSBC in the mortgage application.
10. **Neither HSBC nor any member of the HSBC Group provides tax advice or has responsibility with respect to the customers’ tax obligations in any jurisdiction, even if those obligations relate to opening or using accounts and services offered or provided by HSBC or member of HSBC Group. HSBC Group means HSBC Holdings plc, its affiliates, subsidiaries, associated entities, and their branches and offices, together or individually. Please consult your tax professional for tax advice.**