

## HSBC High Ratio Mortgage Rate Terms and Conditions

When you obtain a high ratio personal mortgage loan (**Mortgage**) with HSBC Bank Canada (**HSBC**) with a five year fixed or five year variable rate closed term you may receive the HSBC high ratio Mortgage rate (the **HSBC High Ratio Mortgage Rate**). Please read these Terms and Conditions which govern the HSBC High Ratio Mortgage Rate. Rates are subject to change without notice.

### QUALIFICATIONS

1. The HSBC High Ratio Mortgage Rate 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 (Existing Mortgage) 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.
    - If the Existing Mortgage has mortgage default insurance, it must be insured by Canada Mortgage and Housing Corporation (CMHC). HSBC does not currently offer mortgage default insurance with any other mortgage insurers.
    - If the Existing Mortgage has mortgage default insurance with CMHC, the loan to value can be less than 80% when moving to HSBC and must remain insured by CMHC with HSBC.
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.

### OTHER CONDITIONS

4. The HSBC High Ratio Mortgage Rate may be amended or cancelled at the sole discretion of HSBC at any time without prior notice.
5. The HSBC High Ratio Mortgage Rate 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 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 cannot be combined with any other HSBC mortgage rate promotions, but may be combined with mortgage acquisition fee reimbursements subject to eligibility.
8. HSBC reserves the right to refuse or terminate any customer's participation in this HSBC High Ratio Mortgage Rate, if HSBC suspects or discovers that the customer has provided incomplete or incorrect information to HSBC in the mortgage application.
9. **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.**