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2026 EDITION

FREE GUIDE · FOR BUYERS ANYWHERE IN CANADA

THE CANADIAN HOME BUYER'S PLAYBOOK

How to buy a home anywhere in Canada that works for you now and keeps paying you later. What it really costs, how to get the best price, and how to finance your next one.

For anyone buying a home in Canada, first or fifth. Every number in it is worked out on the same example: a **$500,000** home.



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StoneMere
Real Estate Solutions

A NOTE FROM DREW



DREW ALLUM
INVESTOR AGENT · ALBERTA

BUY IT LIKE AN INVESTOR. LIVE IN IT LIKE A HOME.

Buy your home like an investor would, even if you only plan to live in it.

I've been licensed in Alberta since 2005, and I've worked with investors since 2017. I look at every home the way they do: what it sold for, what it'll cost to own, and how you'd get out.

This guide works anywhere in Canada. Every number in it is worked out on the same example, a $500,000 home, so you can follow the math and then run it on your own.

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CHAPTER 01

BUY YOUR HOME LIKE AN INVESTOR WOULD

Most people buy a home with their heart and hope the numbers work out. Investors do it the other way around. They run the numbers first, then fall in love.

You don't have to want to be a landlord to buy like one. Your first home is also your biggest asset, and the way you buy it decides how much it can do for you later.

Before you write an offer on any home, ask the three questions every investor asks:

01

What did homes like this actually sell for?

Sold prices, not asking prices.

02

How do I get out?

If you had to sell or rent it in three years, who would buy it, and who would rent it?

03

What does it cost to own every month,

not just what does it cost to buy?

If a home passes all three, it's a good home to live in and a good asset to own. Chapter 5 turns this into a checklist.

$500,000

THE EXAMPLE IN THIS GUIDE

It's a round number that's easy to follow, and the math works the same way at any price, anywhere in Canada.

CHAPTER 02

MONEY FIRST: WHAT YOU NEED SAVED

Your down payment. The minimum in Canada depends on the price:

HOME PRICE	MINIMUM DOWN PAYMENT
Up to $500,000	5%
$500,000 to under $1.5 million	5% of the first $500,000, plus 10% of the rest
$1.5 million or more	20%

$25,000
MINIMUM DOWN ON $500,000

On the $500,000 home: 5% of $500,000. One dollar over $500,000 and the extra is at 10%.

Mortgage insurance. Put down less than 20% and your mortgage has to be insured. The premium is a percentage of what you borrow, and it's usually added to your mortgage.

DOWN PAYMENT ON $500,000	YOU BORROW	INSURANCE PREMIUM	TOTAL MORTGAGE
$25,000 (5%, the minimum)	$475,000	4.00% = $19,000	$494,000
$50,000 (10%)	$450,000	3.10% = $13,950	$463,950
$100,000 (20%)	$400,000	None	$400,000

$5,050 Going from 5% to 10% down saves $5,050 in premium alone, before any interest.

THE STRESS TEST

+2% YOUR RATE PLUS 2%

OR

5.25% WHICHEVER IS HIGHER

Your lender has to qualify you at a higher rate than the one you'll pay: your rate plus 2%, or 5.25%, whichever is higher. If your rate is 4%, you qualify at 6%. That's why you can afford less than a mortgage calculator says.

GET PRE-APPROVED, NOT PRE-QUALIFIED

A pre-qualification is a quick estimate. A pre-approval means a lender has looked at your income, debts and credit, and it usually holds a rate for a set time. Get one before you look at homes, so you know your real number and sellers take your offer seriously.

NOT A CANADIAN CITIZEN OR PERMANENT RESIDENT YET?

Canada's ban on non-Canadians buying homes in most cities runs to January 1, 2027. Budget 2026 proposes extending it for existing homes to January 1, 2029, while opening up newly built homes. There are exceptions, including some work permit holders. Talk to a real estate lawyer before you make an offer.

Your other costs. Your down payment isn't the only cash you need on closing day. Chapter 4 covers the rest.

CHAPTER 03

TAX BREAKS AND HELP FOR FIRST-TIME BUYERS

If you haven't owned a home you lived in during the last four years, you may count as a first-time buyer for most of these. Each program has its own rules, so check every one on canada.ca before you count on it.

FIRST HOME SAVINGS ACCOUNT (FHSA)

$40,000 LIFETIME · $8,000 A YEAR

Put in up to $8,000 a year, up to $40,000 in total. What you put in comes off your taxable income, like an RRSP. It grows tax free and comes out tax free for your first home, like a TFSA. You never pay it back. Unused room carries forward, up to $8,000. A couple buying together can each have one, so up to $80,000 between you.

RRSP HOME BUYERS' PLAN (HBP)

$60,000 EACH · $120,000 FOR A COUPLE

Take up to $60,000 out of your RRSP for your first home without paying tax on it, or $120,000 for a couple who both qualify. You pay it back into your RRSP over 15 years. Any year you skip, that year's payment is added to your income. The money must sit in your RRSP for at least 90 days before you take it out.

FIRST-TIME HOME BUYERS' TAX CREDIT

$1,500 OFF YOUR FEDERAL TAX

Claim $10,000 on line 31270 of your tax return the year you buy, worth $1,500 off your federal tax. Most people forget it.

GST REBATE ON A NEW HOME

$50,000 GST BACK ON A NEW HOME

First-time buyers of a newly built or substantially renovated home can get back up to $50,000 of the GST. The full rebate applies on homes up to $1 million and shrinks to zero at $1.5 million. Resale homes don't qualify.

A LONGER MORTGAGE

First-time buyers, and anyone buying a newly built home, can get a 30-year amortization on an insured mortgage. That lowers the payment, but you pay more interest overall, and the insurance premium goes up by 0.20%.

USE THEM IN THIS ORDER the FHSA first (you never repay it), then the HBP, then your other savings.

CHAPTER 04

WHAT IT REALLY COSTS TO BUY

Plan on closing costs of about 1.5% to 4% of the price, on top of your down payment. Most of the difference is one tax that depends on your province.

WHAT EVERY BUYER PAYS

- **Lawyer or notary.** They handle the money, the title and the mortgage. In Alberta, a standard purchase runs about $800 to $1,500 plus their costs.
- **Home inspection.** Don't skip it. Chapter 9 covers what to look for.
- **Title insurance,** if your lawyer or lender recommends it.
- **Adjustments.** If the seller prepaid property tax or condo fees past your closing date, you pay them back for those days.
- **Home insurance,** in place before closing. Your lender won't fund without it.
- **Moving, utilities hook-up, and anything the house needs on day one.**

THE ONE THAT CHANGES BY PROVINCE: LAND TRANSFER TAX

- **No land transfer tax:** Alberta, Saskatchewan and the three territories. You pay smaller registration fees instead.
- **Land transfer tax:** every other province. BC calls it property transfer tax, and Quebec calls it the welcome tax. Toronto charges its own on top of Ontario's.
- **First-time buyer rebates:** Ontario, Toronto, BC and some other provinces cut or remove the tax for first-time buyers. Ask your lawyer which apply to you.

ON THE $500,000 HOME WITH 5% DOWN

$0	$6,475
ALBERTA · LAND TRANSFER TAX	ONTARIO, OUTSIDE TORONTO
Land title fees of about $1,100 ($550 to register the transfer, $545 to register the mortgage). No land transfer tax.	Land transfer tax of $6,475. A first-time buyer gets up to $4,000 back, so $2,475.

Same house, same price: $6,475 in land transfer tax in Ontario and $0 in Alberta, for a buyer who isn't a first-time buyer.

Look up your province: search "[your province] land transfer tax calculator" and use the government's own page, or ask your lawyer for a closing cost estimate before you write an offer.

CHAPTER 05

THE INVESTOR TEST ON ANY HOME

Run every home through this before you write an offer. A home that passes most of it is easier to sell, easier to rent, and easier to borrow against later.

THE LOCATION

- Close to jobs, transit, schools and shopping. These are what renters and buyers pay for.
- On a quiet street, not backing onto a busy road, rail line or commercial lot.
- In an area where homes like it sell steadily. Ask your agent how long similar homes took to sell over the last year.

THE LOT

- Bigger or wider than the others on the street is worth more over time, especially for an older house, where the land may end up worth more than the house.
- Check the zoning. It decides what you could add or build later: a suite, a garden suite, or more units.

THE LAYOUT

- Three bedrooms on one floor sells and rents to the most people.
- A separate side or back entrance, high basement ceilings and full-size windows make a future basement suite much cheaper.
- Odd layouts, one bathroom for a big family home, or a bedroom you walk through to reach another all shrink your pool of buyers.

THE FIX-IT MATH

- Cosmetic work (paint, flooring, fixtures) is where buyers add value cheaply.
- Roof, foundation, wiring, plumbing, windows and furnace are the expensive surprises. Know their age before you offer.
- Price the big items into your offer, not your hopes.

WOULD IT RENT?

- Look up what similar homes rent for nearby. Even if you never rent it, this tells you how easy it'd be to keep if you move.

IF IT'S A CONDO

Read the condo documents before you go firm: the budget, the reserve fund study, the meeting minutes and the bylaws. Look for a low reserve fund, a special assessment coming, lawsuits, insurance claims, and rules against renting. A cheap condo with a bad reserve fund isn't cheap.

CHAPTER 06

SUITES, DUPLEXES AND HOUSE HACKING

House hacking means you live in part of the property and rent out the rest. It's the most common way people buy their second property without saving for years.

WHY IT WORKS

- Rent from the suite helps carry the mortgage every month.
- Lenders can count part of that rent toward your income when you qualify. How much varies by lender, often 50% to 80% of the rent.
- When you move up, you already own a rental.

YOU CAN BUY WITH A SMALL DOWN PAYMENT IF YOU LIVE THERE

UNITS, WITH YOU LIVING IN ONE	MINIMUM DOWN
1 or 2 units (a house with a suite, or a duplex)	Same as any home: 5% of the first $500,000, 10% of the rest
3 or 4 units	10%

LEGAL OR NOT LEGAL?

A legal suite has been approved by the city, with permits for the work and the fire separation, exits and smoke alarms the code requires. Before you buy a home "with a suite," ask the seller for the permits and check the city's records. An illegal suite can mean a fine, an order to remove it, an insurance claim that's denied, or a lender who won't count the rent.

ADDING A SUITE LATER

If you already own your home, you can refinance an insured mortgage up to 90% of what the home will be worth once the suite is built, to pay for it. The home has to be worth less than $2 million when it's done, and the suite can't be a short-term rental.

$15,600

A YEAR TOWARD YOUR COSTS

Example: you buy the $500,000 home and rent the basement suite for $1,300 a month. That's $15,600 a year toward your mortgage, property tax and insurance. Check the real rents for your area before you count on any number.

CHAPTER 07

HOW TO NEGOTIATE THE BEST PRICE

THE PRICE YOU PAY SETS YOUR PROFIT WHEN YOU SELL. IT'S THE ONE NUMBER YOU CAN'T FIX LATER.

1 KNOW THE NUMBER BEFORE YOU SEE THE HOUSE TWICE.

Get the sold prices for similar homes nearby from the last three to six months. Not asking prices. Sold. Work out what this home is worth to you, and write down your walk-away number before you start. Never tell the seller's agent what it is.

2 FIND OUT WHY THEY'RE SELLING.

The seller's situation tells you what matters to them besides price. Watch for:

- A long time on the market, or price drops.
- A vacant home, an estate, or a seller who's already bought somewhere else.
- A move for work, or a separation.

Ask the listing agent: "Is there a closing date that works best for the sellers?" The answer tells you more than you'd think.

3 PRICE IS ONLY ONE LEVER.

Sellers care about the closing date, the deposit, the conditions, what's included and how sure your offer is. Give them what costs you nothing, like their preferred date or a quick inspection period, and ask for a better price in return.

4 MAKE YOUR OFFER STRONG WHERE IT'S CHEAP FOR YOU.

- A pre-approval letter with the offer.
- A solid deposit.
- Short condition periods you can actually meet.
- A clean, simple offer with nothing odd in it.

A seller will often take a little less from the buyer most likely to close.

HOW TO NEGOTIATE THE BEST PRICE

5 **BACK A LOWER OFFER WITH FACTS.**

If you offer below the asking price, send the sold prices with it. A number with a reason gets a counteroffer. A number without one gets ignored, or annoys the seller.

6 **USE THE INSPECTION, HONESTLY.**

If the inspector finds a real problem (the roof, the furnace, the foundation, water), get a written quote and ask for a price reduction to match. Don't try to renegotiate over paint and scuffs you saw before you made the offer. It burns trust and can end the deal.

7 **IN A BIDDING WAR, GO BACK TO YOUR WALK-AWAY NUMBER.**

Decide your best price once, at home, not in the agent's car. If the numbers stop working, let it go. There's always another house.

WHAT NOT TO DO

- Waive the inspection to win, unless you've had the house inspected before you offer.
- Make a big lowball offer on a well-priced home with nothing to back it up.
- Fall in love before the numbers work.

IF THE NUMBERS STOP WORKING, LET IT GO. THERE'S ALWAYS ANOTHER HOUSE.

CHAPTER 08

OFFERS, CONDITIONS AND DEPOSITS

Your offer sets out the price, the deposit, what's included, the closing date and your conditions. Once the seller accepts it and you remove your conditions, it's a firm deal, and backing out can cost you your deposit and more.

CONDITIONS PROTECT YOU. THE COMMON ONES:

FINANCING

Your lender approves your mortgage on this home.

INSPECTION

You're satisfied with a professional inspection.

CONDO DOCUMENTS

You've reviewed them and you're satisfied.

SALE OF YOUR HOME

You sell your current home first. This one weakens your offer, so use it only if you have to.

Ask your agent how long each one should be in your market. Too short and you can't meet it. Too long and the seller picks another offer.

Your deposit shows you're serious. It's held in trust, usually by the seller's brokerage or a lawyer, and goes toward your down payment at closing. Never pay a deposit straight to a seller or anyone who asks you to skip the trust account.

CAN YOU CHANGE YOUR MIND AFTER THE SELLER ACCEPTS?

BC

Yes, within three business days, on most homes. You pay the seller 0.25% of the price.

NEW HOMES FROM A BUILDER

Some provinces give you time to cancel, like a 10-day period on new condos in Ontario.

EVERYWHERE ELSE, RESALE

Generally no. Your conditions are your protection, so make sure you have the ones you need before you sign.

CHAPTER 09

INSPECTION AND DUE DILIGENCE

An inspection can't see inside walls, but it catches most of the expensive problems. Go to it and ask questions.

ASK ABOUT THE AGE AND CONDITION OF:

- [ ] The roof
- [ ] The electrical panel, and the type of wiring
- [ ] The windows
- [ ] The furnace, the hot water tank and any air conditioning
- [ ] The plumbing and the main water line
- [ ] The foundation and the grading around the house (water should run away from it)

RED FLAGS WORTH A SECOND OPINION

- Water stains, a musty smell, fresh paint on one patch of basement wall, or a dehumidifier running in a dry season.
- Wide or growing cracks in the foundation, or doors and windows that stick.
- Old wiring types, an old fuse panel, or a panel your insurer won't cover.
- Renovations, especially a basement suite, with no permits.
- A seller who won't let the inspector into part of the house.

BEYOND THE INSPECTION

- **Title:** your lawyer checks who owns it and what's registered against it, like a mortgage, a lien or an easement.
- **Survey or property report:** in many provinces, it shows whether the house, garage and fence sit where they're allowed to.
- **Insurance:** call your insurer before you go firm. Some homes are hard or expensive to insure.
- **Permits and zoning:** check the city's records, especially for suites and additions.

CHAPTER 10

YOUR SECOND PROPERTY AND BEYOND

You don't have to sell your first home to buy your second. Here's how people finance more than one.

1 KEEP YOUR FIRST HOME AS A RENTAL WHEN YOU MOVE.

You buy your next home to live in, with as little as 5% down, and keep the first one rented. The lender looks at both mortgages, and counts part of the rent toward your income. Plan for this early: a home that rents well (Chapter 5) makes this much easier.

2 USE THE EQUITY YOU'VE BUILT.

As you pay down your mortgage and the home goes up in value, you build equity. You can borrow against it:

- A **refinance** can take you up to 80% of your home's value.
- A **home equity line of credit** can be up to 65% of the value, and together with your mortgage, no more than 80%.

EXAMPLE

$600,000 × 80% = $480,000 - $350,000 =

HOME VALUE | MOST YOU CAN BORROW | WHAT YOU OWE

$130,000

YOU COULD BORROW

Your home is worth $600,000 and you owe $350,000. 80% of $600,000 is $480,000. Take off the $350,000 you owe, and you could borrow up to $130,000. That can become the down payment on a rental. Remember the payments on it count against how much you can borrow for the next one.

What helps most: a mortgage broker who works with investors, a pre-approval before each purchase, properties that rent for more than they cost to carry, and clean records of your rental income on your tax returns.

YOUR SECOND PROPERTY AND BEYOND

3 BUY A RENTAL OUTRIGHT.

A home you won't live in needs at least 20% down, and it can't have mortgage insurance. Rates are often a little higher than on a home you live in.

4 BUY, FIX, RENT, REFINANCE.

Investors buy a home that needs work, fix it, rent it, then refinance at the new value to pull most of their money back out for the next one.

$400,000	→	$40,000	→	$500,000	→	$400,000	→	$80,000
BUY, 20% DOWN: $80,000		FIX IT		NOW WORTH		REFINANCE AT 80%		BACK IN YOUR HANDS

Example: you buy a $400,000 house that needs work, with 20% down ($80,000), and spend $40,000 fixing it. It's now worth $500,000. A refinance at 80% gives you a $400,000 mortgage, which pays off your $320,000 one and puts $80,000 back in your hands. You've got a rented house with about $40,000 of your own money left in it, plus closing costs.

It only works if the value really goes up, the appraisal agrees, and you qualify for the new mortgage. Some lenders make you own it for a while first.

HOW FAR CAN YOU GO?

- Many big banks stop at about four or five financed properties for one borrower.
- After that, credit unions, alternative lenders (often called B lenders, with higher rates and fees) and commercial lending take over.
- Since January 2026, federally regulated banks have to treat a mortgage as an income property when more than half the income used to qualify comes from rent. Lenders say that can mean higher rates or bigger down payments on those loans.
- Every new purchase and every refinance is its own approval, and the stress test applies each time.

CHAPTER 11

CLOSING DAY AND YOUR FIRST YEAR

Closing day. Your lawyer pays the seller, registers you on title and registers your mortgage. You get the keys, usually that afternoon.

YOUR FIRST WEEK

- Change the locks.
- Find the main water shut-off and the electrical panel.
- Set up utilities and your property tax account in your name.

KEEP EVERY RECEIPT

Every renovation, repair and upgrade. It adds to what the home cost you, which matters for tax if it's ever a rental, and it's proof for the next buyer that the work was done.

THE TAX RULES WORTH KNOWING

YOUR HOME	When you sell the home you live in, the gain is usually tax free under the principal residence exemption. A family can only claim one home at a time, and you report the sale on your tax return.
SELLING WITHIN A YEAR	Sell any home you've owned for less than 365 days and the profit is generally taxed as business income, fully, with no principal residence exemption. There are exceptions for life events like a death, a separation, a serious illness or a move for a new job. Plan to keep it at least a year.
TURNING YOUR HOME INTO A RENTAL	It changes the tax picture. There's a choice you can make on your tax return that can keep it covered as your principal residence for up to four more years. Talk to an accountant before you move out.

Look at it once a year. What's it worth? What would it rent for? How much equity do you have? Once a year is enough to know when it's time to move up, add a suite or buy your next one.

CHAPTER 12

YOUR NUMBERS: THE BUYING WORKSHEET

Grab a calculator. This takes about ten minutes.

PART 1. WHAT YOU CAN SPEND

Step 1. Your pre-approved price: $ _____

Step 2. Your savings for the down payment (FHSA, HBP, other savings, any gift): $ _____

Step 3. Your minimum down payment at that price (Chapter 2): $ _____

Step 4. Closing costs, about 1.5% to 4% of the price (Chapter 4): $ _____

Step 5. Money left over for moving and the first repairs: $ _____

If step 5 is below zero, lower your price, not your safety cushion.

PART 2. WHAT IT COSTS TO OWN EACH MONTH

Mortgage payment: $ _____

Property tax (yearly, divided by 12): $ _____

Home insurance: $ _____

Heat, power and water: $ _____

Condo fees, if any: $ _____

Repairs, set aside 1% of the price a year, divided by 12: $ _____

Total each month: $ _____

PART 3. THE INVESTOR CHECK

What would it rent for? $ _____ A MONTH

Does the rent cover the monthly total above?

☐ Yes ☐ No ☐ Close

If a suite: what would it add? $ _____ A MONTH

If the rent comes close to covering it, you've bought a home that can keep paying you, whether you stay or move.

PRINT ME · KEEP ME

YOUR HOME BUYING CHECKLIST

Fourteen things to tick off, in order. Every one of them comes from this guide.

BEFORE YOU LOOK

- [ ] Open an FHSA and check your RRSP Home Buyers' Plan room.
- [ ] Get pre-approved, not pre-qualified.
- [ ] Work out your closing costs for your province.

BEFORE YOU OFFER

- [ ] Pull the sold prices for similar homes from the last three to six months.
- [ ] Run the investor test on the home.
- [ ] Write down your walk-away number.
- [ ] Ask the listing agent which closing date works best for the sellers.

BEFORE YOU GO FIRM

- [ ] Book a professional inspection, and go to it.
- [ ] Read the condo documents, if it's a condo.
- [ ] Check the city's records for permits on any suite or addition.
- [ ] Call your insurer.

AFTER YOU CLOSE

- [ ] Change the locks.
- [ ] Keep every receipt.
- [ ] Check its value, rent and equity once a year.

HOW DREW HELPS NEXT

BUY YOUR HOME LIKE AN INVESTOR WOULD, EVEN IF YOU ONLY PLAN TO LIVE IN IT.

I've been licensed in Alberta since 2005, and I've worked with investors since 2017. I look at every home the way they do: what it sold for, what it'll cost to own, and how you'd get out.

BUYING IN ALBERTA?

I'll pull the sold prices on any home you're looking at, run the numbers in this guide on it, and help you negotiate. Send me the address.

BUYING SOMEWHERE ELSE IN CANADA?

I'm licensed in Alberta only. Tell me where you're buying and I'll connect you with an agent I trust there.

WANT TO OWN MORE THAN ONE?

Ask to get on my list. I bring off-market houses that need work to investors in Calgary.



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VISIT INVESTORHOMES.CA

WHERE EVERY NUMBER COMES FROM

SOURCES

Checked November 2026. Programs and rules change, so check the current version before you count on any of them.

- Minimum down payment tiers and the $1.5 million insured cap (raised from $1 million, December 15, 2024): CMHC; Rates.ca, How much down payment do I need (2026).
- Insurance premiums (4.00% at 90.01% to 95% of the price borrowed, 3.10% at 85.01% to 90%) and the 0.20% surcharge for a 30-year amortization: CMHC premium schedule, via Canadian Money Help, CMHC premiums 2026.
- 30-year amortization for first-time buyers and new builds: Government of Canada mortgage changes, December 15, 2024, via Canadian Money Help, What changed in mortgage rules for 2026.
- Stress test (contract rate plus 2%, or 5.25%, whichever is higher), kept by OSFI in January 2026: OSFI Guideline B-20; Ratehub, How the stress test affects affordability.
- FHSA ($8,000 a year, $40,000 lifetime, carry forward up to $8,000): Canada Revenue Agency; TD, What is an FHSA.
- Home Buyers' Plan ($60,000 each, $120,000 for a couple, 15-year repayment, 90 days in the RRSP): Canada Revenue Agency; RBC Wealth Management and Fidelity Canada HBP guides.
- First-time home buyers' tax credit ($10,000 on line 31270, worth $1,500): Canada Revenue Agency, via NerdWallet Canada (November 2025).
- First-time home buyers' GST/HST rebate (up to $50,000, full to $1 million, phased out at $1.5 million, new or substantially renovated homes): Canada Revenue Agency, rebate available March 17, 2026; Bill C-4, law March 12, 2026.
- Foreign buyer ban to January 1, 2027, and the Budget 2026 proposal to extend it to January 1, 2029 and exempt new homes: Fasken, Budget 2026 (November 2026).
- No land transfer tax in Alberta, Saskatchewan and the territories: Ratehub, Land transfer tax; MoneySense, Land transfer tax calculator.
- Alberta land title fees ($50 plus $5 per $5,000 of value, for the transfer and the mortgage): Government of Alberta fee change effective October 2024, via Alberta Municipalities, Land titles fee increases.
- Ontario land transfer tax brackets and the first-time buyer refund of up to $4,000: BestRates.ca, Land transfer tax by province (May 2026).
- Closing costs of about 1.5% to 4% and Alberta lawyer fees of $800 to $1,500: Canadian Money Help, Land transfer tax across Canada and Alberta closing costs 2026.
- BC Home Buyer Rescission Period (3 business days, 0.25% fee): BC Financial Services Authority.
- Ontario new condo 10-day cooling off period: Wealth North, Can you back out of a home offer in Canada (2026).
- Owner-occupied 2 to 4 units (5% rules for 1 to 2 units, 10% for 3 to 4 units) and 20% minimum on non-owner-occupied rentals: CMHC, homeowner and income property programs.
- Lenders counting 50% to 80% of rent: Pegasus Mortgage Lending, OSFI 2026 rules for investors; LendCity, investment property mortgage rates (2026).
- Refinance to add a secondary suite (up to 90% of the as-improved value, under $2 million, up to 4 units, 30 years, no short-term rentals): CMHC Refinance fact sheet.
- Home equity line of credit up to 65% of value, 80% combined with the mortgage: OSFI Guideline B-20.
- Big banks stopping at about four or five financed properties: Wealth North, Multi-property mortgage strategies (2026); LendCity.
- Income-producing residential real estate when more than half of qualifying income is rent, from January 2026: OSFI capital rules (CAR 2026) and its November 14, 2025 clarification, via Pegasus Mortgage Lending.
- Residential property flipping rule (365 days, business income, life event exceptions): BDO Canada; Revenu Québec.
- Principal residence exemption and change of use to a rental: Canada Revenue Agency, Income Tax Folio S1-F3-C2, Principal Residence.
- Licensed since 2005 and working with investors since 2017: Drew's RECA licensing history and his own records.

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Andrew (Drew) Allum, Licensed Associate, StoneMere Real Estate Solutions.

Drew is licensed in Alberta. For buyers outside Alberta, he refers you to a licensed agent in your province and may receive a referral fee.

Figures are examples for illustration only. They are not an appraisal, a mortgage approval or a guarantee of price, rent, value or return. Programs and rules change. General information only, not legal, tax, mortgage or financial advice. Talk to a lawyer, an accountant and a mortgage professional about your own situation.

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