



MCAP Fusion Mortgage

A Mortgage and Line of Credit Combined for Freedom and Flexibility

The MCAP Fusion Mortgage is a Combined Loan Plan that provides the ultimate in financing flexibility. As you pay down your mortgage, the borrowing capacity on your line of credit automatically increases, allowing you to tap into your home equity whenever you need to – without having to refinance or requalify. It's an excellent way to leverage your home equity as you pay down your mortgage.

Reach Your Financial Goals Sooner

Whether you're looking to take on a home renovation, make repairs or major purchases, the MCAP Fusion Mortgage helps you take care of major expenses with a low-rate line of credit that is secured against your property. The line of credit component always available to you, up to 65% of the value of your home.

How It Works

For any MCAP Fusion Mortgages funded on or after November 1st, 2023 (including new mortgages, renewals and refinances), the way your payment is applied to your line of credit is slightly different depending on the loan-to-value ratio (or LTV) of your total loan (i.e., your mortgage and line of credit combined). Your LTV compares the amount of money you're borrowing with the purchase price or market value of your home.

For example, if your combined loan is between 65% - 80% of the purchase price or market value of your home, a portion of your payment will go towards reducing your overall mortgage amount. At the same time, your available credit will increase.

When your combined loan is less than or equal to 65% of your home's value, any payments made against the principal of your mortgage will increase the available limit on your line of credit on a 1-1 basis.

If you'd like to learn more about the MCAP Fusion Mortgage reach us at 1-800-265-2624 or email service@mcap.com. To Find a Broker in your area, visit us at [MCAP.com](https://www.mcap.com).

MCAP Service Corporation
Ontario Mortgage Brokerage #10515
Ontario Mortgage Administrator #11692



MCAP Fusion Mortgage

Here's an example*:

If your total combined LTV is lower than 65%	If your total combined LTV is between 65% - 80%
<ul style="list-style-type: none"> A mortgage payment that reduces the principal amount of the mortgage by \$1,000 will increase the available credit on the line of credit by \$1,000 	<ul style="list-style-type: none"> A mortgage payment that reduces the principal amount of the mortgage by \$1,000 will increase the available credit on the line of credit by \$825 The remaining \$175 will reduce the overall debt and cannot be accessed

*This example is for illustrative purposes only and may not be the same for your specific MCAP Fusion Mortgage.



If you have an MCAP Fusion Mortgage that was funded **before November 1, 2023**, any payment you make against the principal of your mortgage increases the limit on your line of credit on a 1 to 1 basis, up to a maximum of 65% of the purchase price or market value of your home.

Enjoy Payment Flexibility

The MCAP Fusion Mortgage provides homeowners with payment options that match their needs and cash flow.

- Choose a payment schedule for the amortizing portion of the Fusion that fits your lifestyle — monthly, semi-monthly, bi-weekly, weekly (accelerated)
- Enjoy prepayment privileges up to 20% of your original principal amount
- Increase your regular payment by 20%
- Pay off your line of credit at any time without penalty

For savvy homebuyers with ideas for the future, the MCAP Fusion Mortgage lets you plan big.

If you'd like to learn more about the MCAP Fusion Mortgage reach us at 1-800-265-2624 or email service@mcap.com. To Find a Broker in your area, visit us at MCAP.com.

MCAP Service Corporation
Ontario Mortgage Brokerage #10515
Ontario Mortgage Administrator #11692