



## 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.

### How It Works

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.

**For example, 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.**

### How It Works as of November 1, 2023

Recently, changes were implemented that will impact how lines of credit can be used on Combined Loan Plans such as the MCAP Fusion Mortgage.

If you open or renew your MCAP Fusion Mortgage as of November 1, 2023, and the total value of your loan is less than or equal to 65% of the purchase price or market value of your home (this is referred to as your loan-to-value, or LTV), your MCAP Fusion Mortgage will work as it does today.

If your combined LTV is between 65% – 80%, payments to your mortgage principal will increase the available funds on your line of credit on a factor lower than the current 1–1 ratio. Like today, the line of credit can reach a maximum of 65% of the purchase price or market value of your home.

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

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



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Here's an example\* when your total combined LTV is between 65% – 80%:

Today	As of November 1, 2023
<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>The remaining \$175 will reduce the overall debt and cannot be accessed</li> </ul>

\*This example is for illustrative purposes only and may not apply to your specific MCAP Fusion 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 is always available to you, up to 65% of the 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 MCAP Fusion Mortgage 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.

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