



GET THE MORTGAGE THAT MATCHES YOU PERFECTLY

Buying a home is a big deal. It's exciting and life-changing. But at the same time, it can be stressful and complex. Too often, people get stuck with rates, terms and payment options that don't match their lifestyle or long-term goals, and that can get downright frustrating.

At Northern, we take the guesswork out of mortgages. Working with you, our experienced mortgage experts can guide you through the various options and repayment plans available, and help you decide on something you're completely comfortable with.

WHAT'S RIGHT FOR YOU?

As Northerners, we have a lot in common. But despite our similarities, we each have unique goals and needs. The mortgage that works best for your neighbour isn't necessarily going to work for you over the long haul, and vice versa.

That's why Northern offers its members a variety of mortgages with flexible rates, terms and repayment options, as well as free pre-approvals with a guaranteed rate for up to 120 days. Ask us for a hassle-free mortgage comparison today, and find your perfect mortgage match.



KNOW YOUR OPTIONS

Conventional Mortgages are mortgages made with a down payment of 20% or more when purchasing your home, which means you won't have to pay additional mortgage insurance costs.

High Ratio Mortgages are for mortgages with a down payment of 5% to 20%, where additional mortgage insurance needs to be purchased. This amount can also be rolled into your mortgage.

Fixed-Rate Mortgages offer peace of mind and no surprises. Locking in one rate for the duration of your mortgage term, you can budget for consistent payments and easily track your progress.

Variable-Rate Mortgages provide a floating rate tied to the prime lending rate. As prime rates go up and down, your rate will fluctuate. When the market is stable, this option is typically less costly.

Open Mortgages mean that you can pay your mortgage off or sell your home at any time without penalty. Rates are typically higher, but if you want to avoid being tied down, expect to sell your home soon or anticipate making a large lump sum against your mortgage in the near future, this is the option for you.

Closed Mortgages tie you to a fixed term in exchange for a lower interest rate. You'll know exactly what your financial expectations are, plus you'll have the option to make a lump sum payment (up to a certain amount) on your mortgage anniversary date.

Our payment options allow you to take advantage of our pre-payment or additional payment options. For example, you can choose to pay against an amortization period of 15 years instead of 20, or make weekly or bi-weekly payments to spend less of your money on interest.

Features & Benefits

- Insurance available for all mortgage products
- First & second mortgages available on most products
- Northern can assist with setting up property tax accounts



TAKE US WITH YOU

Northern mortgages adapt to any changes in your life. If you move midway through your term, that's okay. Your mortgage can be taken with you to your new home and if you need to fund a home renovation, you may also be able to increase your mortgage to include the money you need.

In either case, your mortgage rate will be blended with the current market rate, which is especially good if your existing mortgage rate is lower



WANT EVEN MORE FLEXIBILITY AND FREEDOM? GET A NORTGAGE

Exclusive to Northern Credit Union, a Nortgage is a great alternative to the traditional mortgage; allowing you to split your mortgage between multiple payment options and terms, pay as much or as little as you like, and grow your borrowing power as you pay down your mortgage.

Ask us about our Nortgage today – it might just be the only loan you'll ever need.

ENJOY PEACE OF MIND FOR LIFE

Whether you need coverage for property, disability or life, we offer a full roster of insurance products to help you protect your property and loved ones against the unexpected.

GET THE FULL PICTURE

When making the move to a Northern mortgage, consider capitalizing on a higher value account package. Call your Northern Credit Union branch today, and ask us to show you how our products can work together to maximize your savings and overall financial health.

OUR NORTHERN PROMISE

*At Northern Credit Union, we're so confident about the quality of our financial products and services, we even guarantee them. If you're not satisfied with the product you've been offered within the first 90 days, we'll do everything we can to make it right – including switching you over to a new product if necessary. And if you have any concerns about the service you've received, we'll work to address your issues within 24 hours of the first point of contact. That's our Northern Promise to you.**

*Service Guarantee does not apply to non-standard products and services, such as Class B Shares.



A complete list of our branches can be found online at northernncu.com or call us toll-free at 1-866-413-7071 for the branch directory.