



# BCPL Factsheet: Home Purchase Loan Program

## Overview

A **Home Purchase Loan** is available to **employees of Banff Caribou Properties Ltd.** ('Caribou') for the purchase of a home in Banff or Canmore.

## Eligibility

- **Full-time employee** – Must be an employee who works a minimum of thirty (30) hours of work per week (averaged monthly).
- **Full-time employment with Caribou for at least the preceding Calendar Year** – Must have worked a minimum of 1,500 hours in previous calendar year with Caribou.
- **Banff or Canmore** – Must be for the purchase of a home located in Banff or Canmore.
- **Owner Occupied** – Must be for the purchase of a home that will be the Principle Residence of the Employee.
- **First Home** – Intended to be the employee's first purchase of a home, so that an employee who owns another home or who has previously owned another home in Banff or Canmore may not be eligible.
- **Caribou Approval** – Intended to be approved for any employee meeting above Eligibility criteria, but Caribou shall reserve the right to decline any application based on program caps or other company considerations.

## Terms & Conditions

- **Maximum Loan Amount of \$50,000** – Caribou to match (1:1) the employee's down payment on the purchase, up to a maximum \$50,000.
- **Term of 10 years** – Term to end 10 years after the Date of Loan Advance, provided that Borrower remains employed (full-time) with Caribou and remains the owner occupant of the purchased property. No penalty for early repayment.
- **Interest at Prescribed Rate of CRA (currently 1%)** – Interest payable annually on October 31 (pro-rated for partial years). Prescribed rate at the Date of Loan Advance will be fixed as the interest rate for the term of the loan.

## Terms & Conditions

- **No principal repayment** – No requirement for principal repayments until the end of the Loan Term, being the earlier of:
  1. The date that is 10 years from the date of Loan Advance;
  2. The date that is 180 days after the employee ceases to be a full-time employee (exception may be granted for an approved Leave of Absence with a fixed term);
  3. The date that the employee sells the home and/or ceases to occupy the home as a Principal Residence.
- **Secured by second mortgage** – Primary lender would have first charge/security up to its loan amount (secured by First Mortgage), and Caribou would have second charge (secured by Second Mortgage).
- **Employee Termination** – If the Borrower's employment with Caribou is terminated for any reason (quit, retirement, termination with or without cause, etc.) or changes to Part-Time for any reason (change of position, reduced shifts, etc.), the loan will become payable 180 days from the Date of Termination or Change from Full-Time status (where Full-Time status is verified annually on October 31).
- **Change in Principle Residence** – If the Borrower sells the home and/or ceases to occupy the home as a Principal Residence, the loan will become payable immediately.
- **Loan in Default** – Any default on Employee Loan shall result in conversion to a Demand Loan bearing interest at ATB Prime plus 4%.
- **Legal Costs** – Borrower shall bear any legal costs associated with the Loan, including registration of Second Mortgage on Title and/or discharge of registration upon loan settlement.

## More Information

For more information or to apply for a Home Purchase Loan, contact :

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