

## **CURRENT MORTGAGE RATES FOR PURCHASES:**

As of Friday May 23<sup>rd</sup>, 2025:

*NOTE: All rates have a rate hold of 120 days unless otherwise specified.*

### **INSURED PURCHASE DEALS (Less than 20% down payment):**

#### **FIXED TERMS:**

1 year: 5.39%  
2 year: 4.29%  
3 year: 4.14%  
4 year: 4.39%  
5 year: 4.19%

#### **VARIABLE TERMS:**

5 year: Prime minus 0.75% (or 4.20% as of today)

### **CONVENTIONAL PURCHASE DEALS (Purchases with 20% down payment):**

#### **FIXED TERMS:**

1 year: 5.54% (30 Year Amortization allowed)  
2 year: 4.29% (25 Year Amortization and 35% down payment required)  
2 year: 4.74% (30 Year Amortization allowed)  
3 year: 4.19% (30 Year Amortization allowed)  
4 year: 4.39% (30 Year Amortization allowed)  
5 year: 4.24% (25 Year Amortization and 35% down payment required)  
5 year: 4.34% (30 Year Amortization allowed)

#### **VARIABLE TERMS:**

5 year: Prime minus 0.70% (or 4.25% as of today...25 yr max amort...35% down payment)  
5 year: Prime minus 0.46% (or 4.49% as of today)...30 Year Amortization Allowed

**\*For rates for Refinances or Mortgage Transfers, please contact me.**

**Lucas Preston**

**Mortgage Agent, Level 2**

**Cell: 647-299-5136**

**[lucaspreston@invis.ca](mailto:lucaspreston@invis.ca)**

**License #: M08003866**

**Your mortgage, Consider it done!**