

Medical Professional Program (CMLS MPP)



The CMLS MPP (Medical Professionals Program) supports new medical professionals who have recently completed or are in their final years of residency or fellowship by allowing the use of future projected income for qualification purposes.

Borrower Qualification	<ul style="list-style-type: none"> Medical professionals that are enrolled/registered in a recognized medical residency or fellowship in Canada, or, Newly practicing physicians within the last 24 months
Loan Purpose/Type	<ul style="list-style-type: none"> Insured, Purchase only
Property Type	<ul style="list-style-type: none"> Owner occupied up to 2 units
LTV	<ul style="list-style-type: none"> 80% to 95%
Down Payment	<ul style="list-style-type: none"> 5% minimum, can be combined with flex-down
Insurer	<ul style="list-style-type: none"> CMHC Sagen Canada Guaranty <p>No additional premiums apply</p>
Document Requirements	<p>In addition to the standard document requirements for a mortgage loan, the following is needed:</p> <ul style="list-style-type: none"> If in their final year of fellowship or study: <ul style="list-style-type: none"> Confirmation of the applicant's enrollment in a residency, fellowship, program of study which confirms their year of study and medical specialty. If newly practicing: <ul style="list-style-type: none"> Confirmation of program completion, which confirms completion date no later than 24 months prior and confirms their field of specialization. Validation of the Physician status through the Provincial Colleges of Physicians & Surgeons
Other	<ul style="list-style-type: none"> Submission notes must clearly state for "CMLS MPP" (Medical Professional Program) Identify the specific field of medical specialty State enrollment status/tenure e.g. describe the year of residency/fellowship they are in or how long they have been practicing. Identify the projected qualifying income used

Projected Income for Qualification Purposes

Enrollment Status	Qualifying Income
Veterinary Medicine – In their final year of residency, fellowship or study or are newly practicing and have completed their studies in the previous 24 months	\$86,000
Dentistry-General and Speciality – In their final year of residency, fellowship or study or are newly practicing and have completed their studies in the last 24 months	\$118,000
Medical Residents/fellows in their 1 st or 2 nd year of study	\$183,000
Medical Residents/fellows in at least their 3rd year within the medical specialties listed below	\$210,000
Family Medicine Residents/fellows or any specialty not listed below in their last year of study	\$216,000
Medical Residents in their last year, OR have completed their field of study within the previous 24 months within the medical specialties listed below	\$281,000
Family Medicine Residents/fellows or any specialty not listed below, and who have completed their studies within the previous 24 months	\$216,000

Eligible Medical Specialties

- Anesthesiology
- Cardiology
- Cardiovascular/Thoracic Surgery
- Clinical Immunology/Allergy
- Critical Care Medicine
- Dermatology
- Diagnostic Radiologists
- Emergency Medicine
- Endocrinology/Metabolism
- Family Medicine
- Gastroenterology
- General Internal Medicine
- General Surgery
- Geriatric Medicine
- Hematology
- Medical Genetics
- Medical Microbiology & Infectious Diseases
- Medical Oncology
- Nephrology
- Neurology
- Neurosurgery
- Nuclear Medicine
- Obstetrics/Gynecology
- Occupational Medicine
- Ophthalmology
- Orthopedic Surgery
- Otolaryngology
- Pediatrics
- Physical Medicine & Rehabilitation
- Plastic Surgery
- Psychiatry
- Public Health & Preventive Medicine
- Radiation Oncology
- Respiriology
- Rheumatology
- Urology

Provincial Colleges of Physicians and Surgeons

Province	College Website for validation
British Columbia	https://www.cpsbc.ca
Alberta	https://search.cpsa.ca/
Saskatchewan	https://www.cps.sk.ca
Manitoba	https://cpsm.mb.ca/physician-directory
Ontario	https://register.cpso.on.ca/
Quebec	French – https://www.cmq.org/fr/bottin English – https://www.cmq.org/en/directory
New Brunswick	https://cpsnb.alinityapp.com/Client/PublicDirectory
Newfoundland and Labrador	https://cpsnl.alinityapp.com/Client/PublicDirectory
Nova Scotia	https://cpsnsphysiciansearch.azurewebsites.net
Prince Edward Island	https://cpspei.alinityapp.com/client/publicdirectory