



Peoples Bank

PEOPLES BANK

PUBLIC DISCLOSURES

(RESIDENTIAL MORTGAGE UNDERWRITING PRACTICES)

As at September 30 2021

Disclosure Policy

This document represents the Office of the Superintendent of Financial Institutions (“OSFI”) B-20 Residential Mortgage Underwriting Practices and Procedures Guideline disclosures for Peoples Bank of Canada (“PBC”). These disclosures are made to allow market participants greater transparency, clarity and public confidence in PBC’s residential mortgage underwriting operations.

These disclosures are published under the Regulatory Disclosures section of PBC’s website and shall be made on a quarterly basis.

This report is subject to internal review but has not been audited by PBC’s external auditors.

Specific Disclosure relating to Mortgages

For residential mortgages, a combination of lending policy criteria, lending guidelines, and underwriting are utilized in the credit application approval process. The primary factors considered are affordability, credit and employment history, nature of income, quality of the collateral, and Loan-to-Value (“LTV”) of the residential property. For purposes of these disclosures, a “residential mortgage” means any loan to an individual that is secured by residential property (one to four-unit dwellings). PBC does not presently offer home equity lines of credit. The LTV Ratio is an evaluation of the amount of collateral value that can be used to support the loan.

An analysis of the amount and percentage of the total residential mortgage loans that are insured versus uninsured, grouped by geographic concentration, are set out in the table below. For purposes of this section, the term “insured” means those residential mortgages which are insured by CMHC against borrower default (*depicts actual numbers*).

Type/Province	As at September 30 2021				
	Uninsured		Insured		Total
	Remaining Principal	Uninsured %	Remaining Principal	Insured %	
British Columbia	78,186,464	24.41%	1,546,253	12.39%	79,732,717
Alberta	0	0.00%	1,561,242	12.51%	1,561,242
Ontario	242,079,179	75.59%	7,354,943	58.94%	249,434,122
Quebec	0	0.00%	1,582,792	12.68%	1,582,792
Manitoba	0	0.00%	0	0.00%	0
Saskatchewan	0	0.00%	434,342	3.48%	434,342
Total	320,265,644	100.00%	12,479,571	100.00%	332,745,215

The following table provides the percentage of residential mortgages categorized by amortization period.

Amortization	As at September 30 2021	
	Remaining Principal	%
Interest only	6,962,915	2.09%
Under 20 years	82,679	0.02%
20 to <25 years	849,640	0.26%
25 to <30 years	25,094,688	7.54%
30 to <35 years	299,755,293	90.09%
35 years and greater	0	0.00%
Total	332,745,215	100.00%

The table below shows the average LTV Ratio for total newly originated uninsured residential mortgages at the end of Q3, grouped by geographic location.

LTV Ratio	Q3 2021	
	Principal Amount	Average LVR %
British Columbia	63,153,006	67.02%
Ontario	220,818,595	54.97%
Total	283,971,601	

In the event of an economic downturn, the potential impact on the company's residential mortgages is deemed to be low as the uninsured portfolio is conservatively underwritten, limited to select markets and has an average LTV of 60.93%. The residential mortgage portfolio is well secured and operating well below the maximum LTV limit of 80%.

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