



MHC MORTGAGE

MARKET TRENDS

Canada Mortgage and Housing Corporation

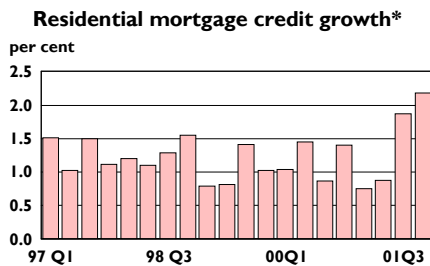
First Quarter, 2002

MORTGAGE LENDING

STRONG GROWTH IN MORTGAGE CREDIT IN LAST QUARTER OF 2001

by Michel Laurence, Chief Economist

Residential mortgage credit outstanding grew by 2.2 per cent in the fourth quarter of 2001, the highest growth rate since the fourth quarter of 1992. Total outstanding reached \$460 billion as mortgage rates fell and housing markets flourished



* quarter-over-quarter estimate
Sources: CMHC, Bank of Canada, Statistics Canada
CMHC-MAC 2002

MARKET SHARE OF RESIDENTIAL MORTGAGE CREDIT (%) *

	4Q00	1Q01e	2Q01	3Q01	4Q01e
Banks	69.7	69.9	70.2	70.7	70.9
Trusts	1.8	1.9	1.9	1.9	1.9
Caisse & Co-op	13.8	13.9	13.9	13.9	13.9
Life Ins. Co.	4.4	4.3	4.2	4.1	4.1
Pension Funds	2.2	2.3	2.3	2.3	2.3
Others **	8.1	7.8	7.5	7.1	6.8

* Excludes Special Purpose Vehicles
** Includes non-depository credit intermediaries
e: estimate

Sources: Bank of Canada, CMHC, Statistics Canada CMHC-MAC 2002

Low mortgage rates and rising disposable income laid the foundation for strong housing markets and healthy growth in the mortgage market in the last quarter of 2001.

Key economic drivers very favourable to mortgage credit growth

Mortgage rates declined for most terms in the fourth quarter relative to the third quarter of 2001. The average one-year mortgage rate fell by almost one and a half percentage points while the average five-year mortgage rate fell

by more than half a percentage point. Meanwhile personal disposable income rose at a rate of 1.3% over the same period. The lower mortgage rates, combined with the higher disposable income, meant that households were in a position to borrow much more without increasing their burden of debt (as defined as the ratio of monthly mortgage carrying cost to disposable income.)

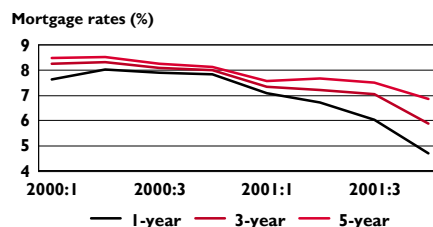
The lower rates reduced the cost of financing and encouraged

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Falling mortgage rates



Sources: CMHC, Bank of Canada CMHC-MAC 2002



HOME TO CANADIANS
Canada

MORTGAGE RATES TO GO BACK UP IN 2002

by Réal Gratton, Senior Economist, Capital Markets

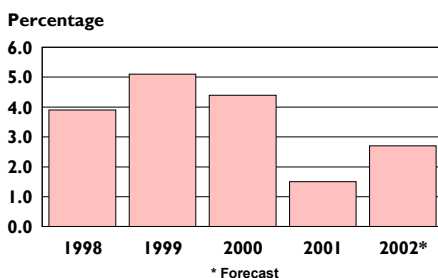
North American economic activity recovered rapidly following a drop in the GDP in the third quarter. As of the end of last year, North America posted renewed growth with surprising speed and vigour. Fearing inflation, the financial markets drove up long-term interest rates.

Economic growth sets the tone

For some time now, the economic data has reflected an improvement of the North American economies. In Canada, the recovery in the manufacturing sector is gaining a foothold, and the capacity utilization rate is stabilizing above 80.0 per cent. The unemployment rate is already below 8.0 per cent.

In the United States, the industrial sector is also posting renewed growth, and several indicators confirm that the manufacturing sector is expanding. The capacity utilization rate is on the rise again, exceeding 73.0 per cent, and the unemployment rate is still below 6.0 per cent.

GDP Growth in Canada



Sources: CMHC, Statistics Canada
CMHC-MAC 2002

While the decline in industrial activity was intensified by the inventory change and the downturn in the technology sector late in 2001, the impact on demand was mitigated, both in Canada and in the United States. The interest rate decreases and tax cuts fuelled household spending while defence and security requirements stimulated public sector spending. In the fourth quarter, the GDP grew by 2.0 per cent at annual rate in Canada and by 1.7 per cent in the

United States, and it should grow even more rapidly in both countries in 2002.

Economy not expected to go full tilt in 2002

In Canada, labour market conditions deteriorated only slightly in the last few quarters, and the increase in the unemployment rate was limited. Incomes continued to rise and buoyed up household spending. The previous decreases in interest rates and their expected continued low levels until the end of the current year, combined with the tax cuts and employment recovery, will boost consumption in 2002.

The same does not appear to hold true for capital spending. The persistent excess capacity, the slow recovering in foreign demand, and weak profits will drive down total investments in 2002. Residential investments will post moderate growth, while investments in machinery and equipment and non-residential investments will fall.

Government expenditures and investments have been robust in recent years, and we estimate that they will be even stronger this year due to the increased spending for defence and security.

The growth in consumer spending and public investments will likely not be able to prevent the final domestic demand from slowing down in 2002. However, net exports will grow faster and, combined with rebuilding of inventories, will ensure solid growth in the final demand and the GDP.

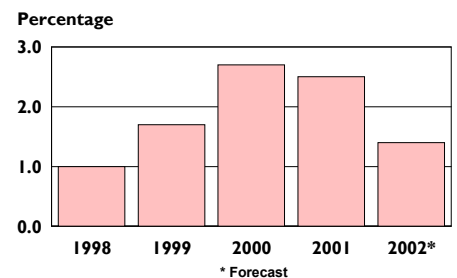
Inflation to slow down this year

Due to the drop in energy product prices and the downturn in production in the third quarter, the inflation rate

eased at the end of last year. Over one year, total inflation was effectively just 0.7 per cent, while the underlying inflation (that is, excluding food and energy) reached 1.6 per cent. The decrease in activity in the industrial sector in general and the technology segment in particular, especially on account of inventory liquidation, considerably attenuated inflation.

Demand, which in fact remained steady, limited the widening of the gap between actual and potential production, such that the pressure on prices did not ease as much as could have been expected. The current economic recovery is already closing this gap at a faster than anticipated pace.

Annual Inflation Growth



Sources: CMHC, Statistics Canada
CMHC-MAC 2002

While total inflation did come down, this was not so much the case for underlying inflation, which, already on the rise early in the year, reached 1.8 per cent in March. Even though total inflation is already on the rise it will remain lower in 2002 than in 2001. The recent increase in the price of oil and other energy products represents an additional risk.

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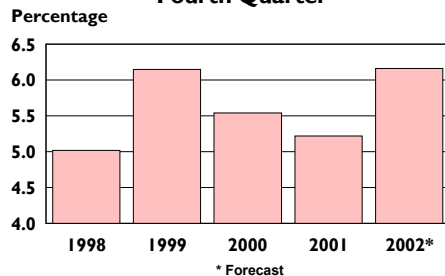
Interest rates to rise over the year

After the shock of September 11 and the ensuing downturn in growth, the financial markets recovered and the economy quickly posted renewed growth. As soon as the recovery was perceived as a lasting one, further to the monetary easing, it pushed back the bond market, which went on the defensive, showing its fears of inflation.

During the fourth quarter, long-term interest rates (30-year terms) went up significantly and 2-year rates also rose. This past April 16, the Bank of Canada tightened its monetary policy, cutting the discount rate by 25 basis points to 2.25 per cent. The Fed, the US central bank, is maintaining the Fed funds rate at 1.75 per cent for the moment.

While there remains some uncertainty as to the size of the monetary adjustments, progressive rate hikes are still expected over the coming months. The gradual increase in short-term rates would then cause long-term rates to hover around 6.00 per cent.

**10-Year Bond Rate
Fourth Quarter**



Sources: CMHC, Statistics Canada
CMHC-MAC 2002

The financial markets are anticipating increases in short-term rates for the following reasons. First, the North American economies are rebounding considerably; second, the real short-term rates are around zero in both Canada and the United States; and, third, the rates on the futures markets are on the rise. These factors are working in favour of monetary policy adjustments.

This list of factors could also include the fact that 2-year interest rates have

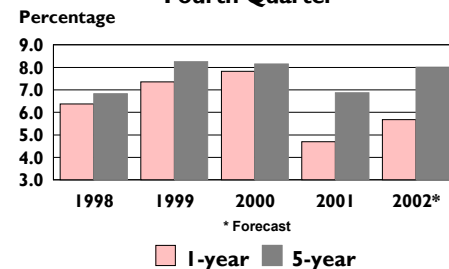
gone up rapidly and significantly in recent months, thereby considerably narrowing the gap between 30-year and 2-year rates. In the past, this phenomenon has been a forerunner of the start of a turnaround in monetary policies.

Mortgage rates to go up in 2002

Chartered banks were competing to offer the lowest mortgage rates late last year. At the end of December, the 1-year rate was 4.60 per cent, while the 5-year rate stood at 6.85 per cent. At the beginning of the year, additional cuts came in the wake of the decrease in the discount rate by the Bank of Canada. In fact, the 1-year and 2-year rates were brought down to 4.35 per cent and the 5-year rate was lowered to 6.60 per cent.

Soon after the Bank's action, with the end of the monetary easing in sight, rates went back up. The 1-year rate rose to 4.55 per cent and the 5-year rate increased to 6.85 per cent. With the monetary easing cycle drawing to a close, the 2-year rate reacted strongly, reaching 6.30 per cent, in line with the anticipated hikes in the bond rates.

**1-Year and 5-Year Mortgage Rates
Fourth Quarter**



Sources: CMHC, Statistics Canada
CMHC-MAC 2002

The 1-year rate, currently at 5.40 per cent, will be in the range from 5.50 per cent to 6.00 per cent at the end of the year. The 5-year rate, now at 7.45 per cent, will hover between 7.75 per cent and 8.25 per cent. It is important to note that, despite the rise in mortgage rates until the end of this year, they should still be expected to be lower than they were in the fourth quarter of 2000. ■

Continued from page 1

refinancing in order to consolidate mortgage and other personal debt.

Active housing markets also very favourable to credit growth

The low mortgage rates and rising disposable income also propelled activity in housing markets in the fourth quarter relative to the third quarter of 2001. The dollar volume of MLS¹ transactions in the resale home market increased 13.4 per cent owing to a 10.9 per cent increase in the number of transactions and a 2.3 per cent increase in the average price of transactions. Meanwhile, the annual rate of housing starts rose 13.7% to 195,100 units in the fourth quarter from 171,600 units in the third quarter. Spending on home alterations and improvements also advanced one per cent over the same period, reaching \$16.8 billion.

The strength in housing markets contributed to the increase of 2.2 per cent in mortgage credit outstanding in the fourth quarter of 2001 over the previous quarter. This is the highest growth rate since the fourth quarter of 1992. This raised residential mortgage debt by 5.8 per cent compared to the fourth quarter of 2000.

Chartered banks led in market share

Recent trends in market share by institution type continued, with chartered banks accounting for 70.9 per cent of the mortgage loans outstanding by the fourth quarter of 2001. Credit unions retained their second place position, accounting for 13.9 per cent of residential mortgage loans outstanding. ■

¹Multiple Listing Service (MLS) is a registered certification mark owned by the Canadian Real Estate Association

INDICATORS OF MORTGAGE LENDING ACTIVITY

MORTGAGE CREDIT OUTSTANDING (\$MILLIONS)*

	1999	2000	2001	4Q00	1Q01e	2Q01	3Q01	4Q01e
TOTAL	408,074	427,130	447,789	435,005	438,295	442,155	450,436	460,269
% change	4.5	4.7	4.8	1.4	0.8	0.9	1.9	2.2
Banks **	252,530	280,583	302,532	288,825	292,464	297,335	305,782	314,546
Trusts **	22,372	8,712	8,139	7,456	7,757	7,936	8,242	8,620
Caisse & Co-op **	54,184	56,196	59,670	57,106	57,960	58,880	60,066	61,772
Life Ins. Co. **	18,857	18,182	18,021	18,114	18,077	17,964	17,941	18,104
Pension Funds **	7,948	8,962	9,792	9,280	9,518	9,716	9,863	10,070
Others **, ***	35,495	33,986	31,417	33,478	32,651	31,775	30,900	30,342

*Seasonally adjusted data

e: estimate

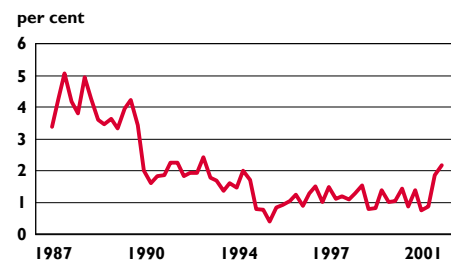
** Excludes Special Purpose Vehicles

*** Includes non-depository credit intermediaries

Sources: Bank of Canada, CMHC, Statistics Canada

CMHC-MAC 2002

Quarterly residential mortgage credit growth



Sources: CMHC, Bank of Canada, Statistics Canada
CMHC-MAC 2002

MORTGAGE LOANS APPROVED*

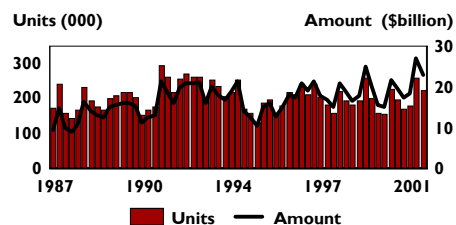
		1999	2000	4Q00	1Q01	2Q01	3Q01
TOTAL	\$ millions	78,321	73,964	17,346	18,374	27,118	23,006
	Units	814,934	738,357	169,388	180,012	260,126	224,667
By Type of Lender							
Banks & Other	\$ millions	72,578	68,278	16,088	17,005	25,490	21,766
	Units	742,566	670,795	152,381	162,948	240,186	204,429
Trusts	\$ millions	4,662	4,211	814	928	1,246	663
	Units	52,429	42,643	9,349	9,547	12,240	6,810
Life Ins. Co.	\$ millions	1,082	1,475	443	441	382	577
	Units	19,939	24,919	7,658	7,517	7,700	13,428

* Not seasonally adjusted

Source: CMHC

CMHC-MAC 2002

Mortgage loans approved



Source: CMHC

CMHC-MAC 2002

MORTGAGE RATES (%)*

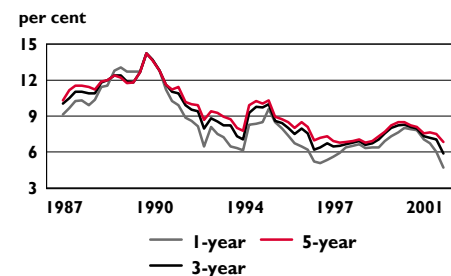
	1999	2000	2001	4Q00	1Q01	2Q01	3Q01	4Q01
1-year	6.80	7.85	6.14	7.83	7.10	6.73	6.03	4.70
3-year	7.37	8.17	6.88	8.00	7.35	7.23	7.05	5.88
5-year	7.56	8.35	7.40	8.15	7.58	7.67	7.50	6.87

* Average of period

Sources: Bank of Canada, CMHC

CMHC-MAC 2002

Mortgage rates



Sources: CMHC, Bank of Canada

CMHC-MAC 2002

NHA MBS RESUMES GROWTH

by David Weingarden, Senior Economist

pool type 970 accounted for 56 per cent of all issues

The NHA MBS market resumed growth in the fourth quarter of 2001. The number of pools and total issuance was up strongly in the quarter, pushing total NHA MBS outstanding higher.

NHA MBS grew strongly in the fourth quarter of 2001 following a weak performance in the previous quarter. A total of 46 new pools were issued totaling \$3.2 billion. This was almost four times the amount issued in the third quarter. The rebound in MBS growth for the fourth quarter was driven in large part by the CMHC Canada Mortgage Bonds Program. The strong finish to the year brought issuance to a total of \$8.9 billion for 2001. This is down from a total of over \$11 billion in 2000 and almost \$13 billion in 1999.

amounting to \$160 million, accounted for about 5% of new issues during the quarter.

Chartered banks lead the issuers

Chartered banks accounted for 70.5 per cent of new NHA MBS issues, followed by trusts and life insurance companies at 27.2 and 1.9 per cent respectively.

NHA MBS highlights

Fourth quarter 2001

New issues:

- ✓ 46 pools amounting for \$3.2 billion
- ✓ 31 single family-pools totalling \$2.8 billion or 88 per cent of all issues
- ✓ pool type 970 accounted for 56 per cent of all issues
- ✓ issues of social housing were \$160, million, down \$47 million from the previous quarter

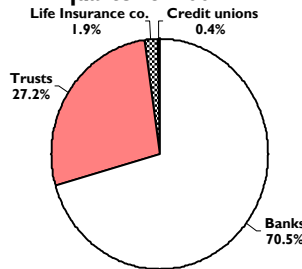
MBS-bond yield spreads:

- ✓ at 29-41 basis points for 5-year terms, spreads rose by 4-5 basis points from the previous quarter

Outstanding volume:

- ✓ \$34.7 billion outstanding, up slightly from \$34.4 billion in the previous quarter

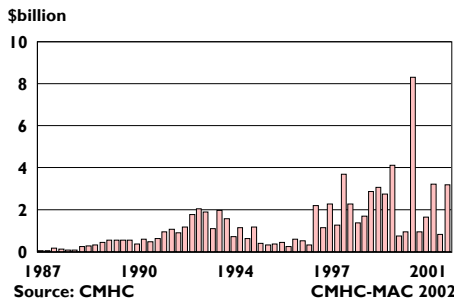
Banks led NHA MBS issuance in the fourth quarter of 2001



Source: CMHC

CMHC-MAC 2002

Quarterly NHA MBS issuance



Single-family indemnity and social housing pools lead the way

Single-family mortgage pool types made up the bulk of new issuance last quarter, with 31 new pools amounting to \$2.8 billion. The single-family indemnity pools (type 970) continued to remain the most popular type which accounted for over 56% of the total issued amount in the fourth quarter. Social housing pools,

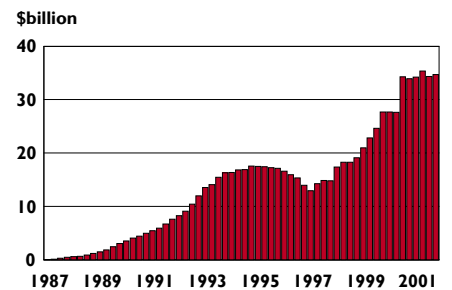
NHA MBS outstanding

The strong issuance of the fourth quarter increased the outstanding volume to \$34.7 billion. This accounts for 7.5% of outstanding residential mortgage credit in Canada.

Spreads up slightly

NHA MBS-Government of Canada bond yield spreads for all pool types moved higher by 4-5 basis points in the fourth quarter of 2001. The average spreads were about 29 basis points for non-prepayable pools and 38 basis points for prepayable pools. ■

NHA MBS outstanding, end of quarter



NHA MBS STATISTICS

NHA MORTGAGE-BACKED SECURITIES

(Average of period except when indicated)

		2000	2001	4Q 00	1Q 01	2Q 01	3Q 01	4Q 01
OUTSTANDING AMOUNT (End of period)								
TOTAL	\$ million	33,924	34,684	33,924	34,217	35,391	34,350	34,684
	Units	1,005	969	1,005	993	986	965	969
Residential, single (with PIP)	\$ million	1,976	1,669	1,976	1,898	1,847	1,798	1,669
	Units	254	222	254	246	241	230	222
Residential, single (no PIP)	\$ million	918	593	918	849	750	689	593
	Units	175	136	175	169	160	144	136
Residential, single (no PIP with indemnity)	\$ million	24,325	22,653	24,325	23,748	24,253	23,155	22,653
	Units	236	245	236	234	239	239	245
Residential, single (no PIP with indemnity, 5-year)	\$ million	0	2,329	0	958	1,545	1,531	2,329
	Units	0	22	0	4	9	13	22
Residential, multiple	\$ million	1,467	1,434	1,467	1,434	1,393	1,381	1,434
	Units	110	107	110	109	106	106	107
Social Housing	\$ million	3,809	4,284	3,809	3,843	4,023	4,172	4,284
	Units	122	113	122	119	113	112	113
Mixed	\$ million	1,430	1,723	1,430	1,488	1,580	1,624	1,723
	Units	108	124	108	112	118	121	124

ISSUES (Total of period)								
TOTAL	\$ million	11,014	8,906	971	1,658	3,226	829	3,193
	Units	120	139	20	22	41	30	46
Residential, single (with PIP)	\$ million	150	245	48	35	74	62	73
	Units	13	20	3	3	5	5	7
Residential, single (no PIP)	\$ million	16	11	0	0	11	0	0
	Units	4	1	0	0	1	0	0
Residential, single (no PIP with indemnity)	\$ million	9,664	4,669	778	403	2,037	426	1,803
	Units	56	44	8	6	15	8	15
Residential, single (no PIP with indemnity, 5-year)	\$ million	0	2,544	0	971	621	26	925
	Units	0	22	0	4	5	4	9
Residential, multiple	\$ million	245	188	80	4	50	35	99
	Units	19	12	5	1	3	3	5
Social Housing	\$ million	780	832	7	171	294	207	160
	Units	16	17	1	3	4	5	5
Mixed	\$ million	159	418	58	75	138	72	133
	Units	12	23	3	5	8	5	5

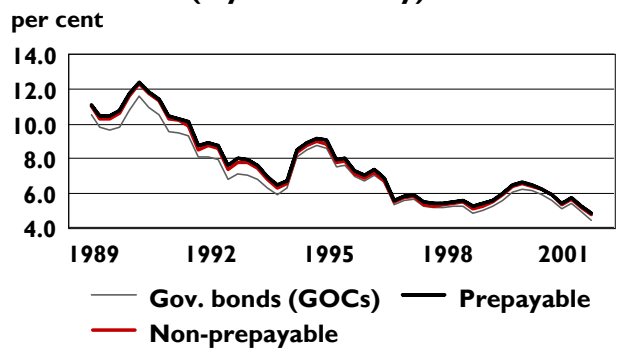
YIELDS (5-year maturity,%)								
MBS Prepayable (with PIP)		6.30	5.31	5.88	5.41	5.72	5.28	4.83
MBS Prepayable (no PIP)		6.36	5.37	5.94	5.47	5.77	5.34	4.89
MBS Non-prepayable		6.27	5.26	5.88	5.37	5.67	5.21	4.78
MBS MMUF		6.33	5.31	5.94	5.43	5.72	5.27	4.83
Mortgage rates		8.35	7.40	8.15	7.58	7.67	7.50	6.87
GOCs		5.96	4.99	5.55	5.09	5.41	4.97	4.48

SPREADS OVER GOC (5-year maturity,%)								
Prepayable (with PIP)		0.35	0.32	0.34	0.32	0.31	0.31	0.35
Prepayable (no PIP)		0.40	0.38	0.39	0.38	0.36	0.37	0.41
Non-prepayable		0.31	0.27	0.34	0.29	0.26	0.24	0.29
MMUF		0.37	0.33	0.39	0.34	0.31	0.30	0.35
Mortgage rates		2.39	2.42	2.60	2.50	2.26	2.53	2.38

* PIP stands for Penalty Interest Payments. Not seasonally adjusted.
Sources: CMHC, Bank of Canada

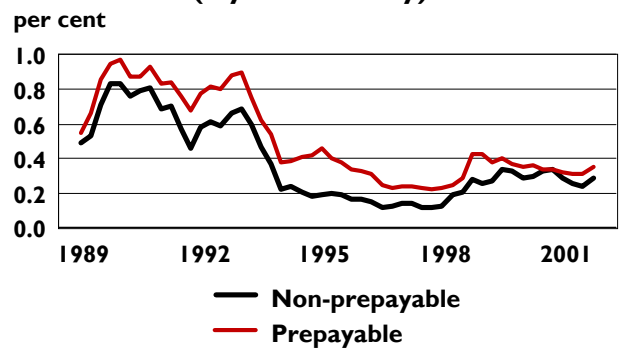
CMHC - MAC 2002

**Selected interest rates
(5-year maturity)**



Sources: CMHC, Bank of Canada, Nesbitt Burns
CMHC-MAC 2002

**Spreads over GOCs
(5-year maturity)**



Sources: CMHC, Bank of Canada, Nesbitt Burns
CMHC-MAC 2002

NHA MORTGAGE-BACKED SECURITIES

OCTOBER TO DECEMBER 2001 ISSUES

POOL NO.	ISSUER	VALUE (\$)	COUPON RATE (%)	DUE DATE	WEIGHTED AVERAGE INTEREST(%)	AMORTIZATION (YRS)
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Month of Issue: October 2001

NHA-Insured Market Residential Pools (Single Units)

96-413-760	Alberta Motor Assoc.Insur.Comp	10,127,133.14	4.80	2006-10-01	6.96	22.78
96-413-778	Alberta Motor Assoc.Insur.Comp	8,667,039.62	4.65	2006-10-01	6.68	22.44
96-413-786	Vancouver City Savings CU	13,191,248.94	5.45	2006-08-01	6.30	21.92

NHA-Insured Market Residential Pools (Mixed)

96-501-630	Equitable Trust Company (The)	22,359,691.42	4.75	2006-10-01	5.88	21.50
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NHA-Insured Market Residential Pools (Multiple Units)

96-601-687	Peoples Trust Company	18,886,759.80	4.75	2006-10-01	5.91	22.71
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NHA-Insured Market Residential Pools (NO PIP WITH 3 YEAR INDEMNITY)

97-002-810	Royal Bank of Canada	224,763,586.22	4.65	2006-08-01	6.40	21.70
97-002-828	Cnd.Imperial Bank of Commerce	275,850,311.36	4.70	2006-10-01	6.96	22.89
97-002-836	Maple Trust Company	106,982,010.57	4.65	2006-10-01	6.37	22.21
97-002-844	National Bank of Canada	123,787,384.22	5.00	2006-06-01	6.61	21.59
97-002-851	National Bank of Canada	13,980,659.69	5.00	2006-06-01	6.71	11.26
97-002-869	National Bank of Canada	156,069,595.76	5.00	2006-07-01	6.63	21.93
97-002-877	National Bank of Canada	28,850,916.07	5.00	2006-07-01	6.78	11.70
97-002-885	National Bank of Canada	66,093,333.13	5.00	2006-05-01	6.63	21.51
97-002-893	Bank of Montreal	340,137,047.19	4.75	2006-10-01	6.67	22.12
97-002-901	HSBC Bank Canada	54,191,599.95	4.90	2006-10-01	6.43	21.73
97-002-919	Bank of Nova Scotia	301,135,784.66	4.50	2006-10-01	6.47	21.17
97-002-927	Laurentian Bank of Canada	57,480,532.22	4.90	2006-08-01	7.14	22.05

NHA-Insured Market Residential Pools (NO PIP WITH 5 YEAR INDEMNITY)

97-500-169	Canada Trustco Mortgage Co.	266,835,021.01	5.00	2006-10-01	6.72	20.92
97-500-177	Canada Trustco Mortgage Co.	73,759,590.66	5.00	2006-10-01	6.90	12.43
97-500-185	Toronto-Dominion Bank	172,005,169.49	5.00	2006-10-01	6.88	23.78
97-500-201	Cnd.Imperial Bank of Commerce	125,115,702.53	4.65	2006-10-01	6.57	21.93
97-500-219	Maple Trust Company	187,145,809.10	4.65	2006-10-01	6.51	22.22
97-500-227	HSBC Bank Canada	54,303,724.57	4.90	2006-10-01	6.25	21.64
97-500-235	Cnd.Imperial Bank of Commerce	2,998,745.35	4.65	2006-06-01	6.33	22.27

Social Housing Pools

99-008-450	Toronto-Dominion Bank	11,405,180.00	4.50	2006-10-01	5.11	34.55
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Month of Issue: November 2001

NHA-Insured Market Residential Pools (Single Units)

96-413-794	Alberta Motor Assoc.Insur.Comp	10,156,317.53	4.50	2006-11-01	6.52	22.04
96-413-802	Alberta Motor Assoc.Insur.Comp	9,775,292.33	4.40	2006-11-01	6.51	22.69

NHA-Insured Market Residential Pools (Mixed)

96-501-648	Equitable Trust Company (The)	41,755,270.05	4.40	2006-11-01	5.82	24.01
96-501-655	Equitable Trust Company (The)	26,386,028.08	5.30	2011-11-01	6.47	24.96

NHA-Insured Market Residential Pools (Multiple Units)

96-601-679	Toronto-Dominion Bank	2,451,750.00	5.13	2011-11-01	6.16	25.00
96-601-695	Peoples Trust Company	16,488,985.58	5.13	2011-11-01	6.54	23.61
96-601-703	Peoples Trust Company	21,316,783.52	4.60	2006-11-01	5.46	22.78

NHA-Insured Market Residential Pools (NO PIP WITH 3 YEAR INDEMNITY)

97-002-935	M.R.S. Trust Company	7,499,647.05	4.60	2006-11-01	6.32	22.74
97-002-943	Royal Bank of Canada	39,934,298.50	4.40	2006-08-01	6.42	21.60

*PIP stands for Penalty Interest Payments

Source: CMHC

CMHC - MAC 2002

NHA MORTGAGE-BACKED SECURITIES

OCTOBER TO DECEMBER 2001 ISSUES

POOL NO.	ISSUER	VALUE (\$)	COUPON RATE (%)	DUE DATE	WEIGHTED AVERAGE INTEREST(%)	AMORTIZATION (YRS)
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Month of Issue: November 2001

NHA-Insured Market Residential Pools (NO PIP WITH 5 YEAR INDEMNITY)

97-500-243	Home Trust Company	11,083,324.26	4.25	2006-10-01	7.74	23.94
97-500-250	Cnd.Imperial Bank of Commerce	32,095,999.56	4.00	2006-06-01	6.35	21.76

Social Housing Pools

99-008-468	Toronto-Dominion Bank	5,698,100.00	3.88	2004-11-01	4.38	35.00
99-008-476	Toronto-Dominion Bank	55,400,464.20	4.50	2006-11-01	5.04	25.01

Month of Issue: December 2001

NHA-Insured Market Residential Pools (Single Units)

96-413-810	Alberta Motor Assoc.Insur.Comp	12,335,590.95	4.95	2006-12-01	6.11	23.10
96-413-828	Alberta Motor Assoc.Insur.Comp	9,090,838.25	4.63	2006-12-01	6.21	22.95

NHA-Insured Market Residential Pools (Mixed)

96-501-622	Toronto-Dominion Bank	19,772,627.46	5.50	2011-12-01	6.22	23.36
96-501-663	Equitable Trust Company (The)	22,960,911.01	4.60	2006-12-01	5.32	28.17

NHA-Insured Market Residential Pools (Multiple Units)

96-601-711	Peoples Trust Company	39,977,664.29	4.45	2006-12-01	5.36	25.43
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NHA-Insured Market Residential Pools (NO PIP WITH 3 YEAR INDEMNITY)

97-002-950	M.R.S. Trust Company	5,995,104.96	4.75	2006-12-01	5.89	22.51
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Social Housing Pools

99-008-484	Bank of Nova Scotia	11,969,800.00	3.35	2004-12-01	3.88	35.00
99-008-492	Toronto-Dominion Bank	75,223,210.14	4.38	2006-12-01	4.96	24.25

*PIP stands for Penalty Interest Payments

Source: CMHC

CMHC - MAC 2002

Definition of NHA MBS pool types

- 964 - Comprised exclusively of Homeowner Mortgages, any Penalty Interest Payments (PIP) from early prepayment are passed through to the investor
- 967 - Comprised exclusively of Homeowner Mortgages, all Penalty Interest Payments (PIP) from early prepayment are retained by the issuer
- 970 - Comprised exclusively of Homeowner Mortgages, Investors are paid an indemnity in the event of any prepayments made outside the core prepayments provisions
- 975 - Comprised exclusively of Homeowner Mortgages, Investors are paid an indemnity in the event of any prepayments made outside the core prepayments provisions (5-year term)
- 966 - Comprised exclusively multi-family rental mortgages, pools mortgages are closed to prepayment options
- 990 - Comprised exclusively Social Housing Mortgages, pools and mortgages are closed to prepayment options
- 965 - Mixed Pools, these pools can be comprised of any of the above types of mortgages

NOTE

If there is a specific trend or development you would like to see analyzed in a future issue please let us know. Suggestions and requests for additional information may be sent to Réal Gratton, Senior Economist, Capital Markets, Market Analysis Centre, Canada Mortgage and Housing Corporation (CMHC), 700 Montreal Road, Ottawa, Ontario, K1A 0P7, Tel.: (613) 748-2239, Internet: rgratton@cmhc-schl.gc.ca

For information regarding MBS please call Colin Mills, General Manager, MBS Centre, CMHC, Toronto, Tel.: (416) 218-3305.

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