

## Saskatchewan Mortgage Rates Guide

---

Navigating mortgage rates in Saskatchewan requires understanding both the national economic landscape and the unique advantages offered by local institutions. Affinity Credit Union consistently provides competitive rates that beat the major banks, along with personalized service and flexible terms that make homeownership more accessible.

On a \$300,000 mortgage over 25 years, the difference between a major bank rate of 5.29% and Affinity Credit Union rate of 4.99% translates to savings of approximately \$8,400 in total interest paid. This is money that stays in your pocket rather than padding corporate profits.

### Fixed vs. Variable Rates

---

Fixed rates provide payment certainty, making budgeting straightforward. Variable rates, tied to the Bank of Canada prime rate, have historically resulted in lower total interest costs. Affinity Credit Union advisors can help you model both scenarios based on your specific financial situation and risk tolerance.

### First-Time Home Buyer Programs

---

Affinity Credit Union offers specialized programs including the Home Buyers Plan (HBP) allowing you to withdraw up to \$60,000 from your RRSP tax-free, the First Home Savings Account (FHSA) for tax-advantaged savings, and low down payment options with as little as 5% down.

[Check current Affinity Credit Union mortgage rates](#)