THE SMITH MANOEUVRE

A Canadian Homeowner's Guide to Turning Your Mortgage Into Wealth

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What if your mortgage could do more than just get paid off? This guide introduces you to one of Canada's most powerful personal finance strategies — in plain language.

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WHAT IS THE SMITH MANOEUVRE?

Your mortgage can be so much more than a debt

Most Canadians treat their mortgage as something to eliminate as quickly as possible. The Smith Manoeuvre, developed by Canadian financial author Fraser Smith, challenges that mindset entirely.

The strategy uses a **re-advanceable mortgage** — a mortgage linked to a home equity line of credit (HELOC) — to convert your non-deductible mortgage debt into tax-deductible investment debt, while simultaneously building a growing investment portfolio alongside your home.

The result: you pay off your home faster, build an investment portfolio with equity you've already committed, and receive a tax refund every year — *without spending more money than you already are.*

Tax Deduction	Investment Portfolio	Faster Payoff
Make your mortgage interest tax-deductible — legally.	Build wealth with equity you've already committed.	Tax refunds recycled back into your mortgage.

HOW IT WORKS

Five steps, one powerful cycle

1	**Make your regular mortgage payment** Your mortgage balance decreases as usual each month.
2	**Re-borrow the equity you just paid down** Your re-advanceable HELOC automatically makes that equity available again.
3	**Invest those borrowed funds** The borrowed money goes into a diversified, dividend-producing investment portfolio.
4	**Claim the interest as a tax deduction** Since the HELOC funds are used for investment, the interest is tax-deductible in Canada.

5	**Recycle your tax refund into your mortgage** Your annual tax refund becomes a lump-sum mortgage payment — accelerating paydown and restarting the cycle.

IS IT RIGHT FOR YOU?

The Smith Manoeuvre isn't for everyone — but it might be for you

You might be a great fit if...	It may not be the right fit if...
✓ You own a home with a mortgage in Canada ✓ You have a stable, reliable income ✓ You're in a higher marginal tax bracket ✓ You have a long time horizon (10+ years is ideal) ✓ You're comfortable investing in equities ✓ You want your money to do more than one job at once	✕ Your income is unpredictable or inconsistent ✕ You're close to retirement or need capital soon ✕ You're uncomfortable with any investment risk ✕ You have significant high-interest debt to address first

Not sure which category you fall into? That's exactly what a discovery call is for.

A SIMPLE EXAMPLE

What it could look like for a typical Canadian homeowner

Assumptions: $500,000 mortgage · 25-year amortization · 5% mortgage rate · 6% avg. portfolio return

Mortgage paid off	Investment portfolio built	Annual tax refund
~7 years faster	**$500,000+**	**$3,000–$8,000**
than without the strategy	alongside your mortgage	recycled back to your mortgage

* Illustrative only. Results vary based on individual tax bracket, investment returns, and mortgage terms.

GETTING STARTED

Three things to do right now

1	**Watch the Free Mini Course** I've partnered with the Smith Manoeuvre network to give you access to a free 7-part video mini course. Each lesson is under 4 minutes and covers the full strategy from mindset to implementation. **carlinpoole.smithman.ca**
2	**Book a Free Discovery Call** Let's talk through your specific situation — your mortgage, your income, your goals. I'll tell you honestly whether the Smith Manoeuvre makes sense for you, and what it could look like. **calendly.com/poolemortgages/discovery-call**
3	**Get a Free Mortgage Review** Already have a mortgage? Submit your current details and I'll review your setup and let you know whether your mortgage is structured to support the Smith Manoeuvre — or whether we can get it there. **review.poolemortgages.com**

Ready to explore the Smith Manoeuvre?

As a certified practitioner, I work with you to determine if this strategy fits your situation, set up the right mortgage structure, and connect you with the right financial and tax professionals to do it properly.

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