

MORTGAGE QUICK TIPS

Shopping for a new home is exciting, but can get frustrating if you are not properly prepared. Before you fall in love with your ideal home, come see one of our mortgage specialists and we'll walk you through the application process and let you know the price range you could qualify for.

To expedite the application & approval process, here is some information for you before you head out looking for that dream home:

- Offer to Purchase** – the legal contract or purchase agreement you make to facilitate the transfer of ownership. Having the offer to purchase allows us to know what property you are buying and what the agreed upon price is.
- Verification of Employment** – this information is important for debt to service ratios. This helps us assess how much money we can lend to you. This verification form can be in letter, most recent tax return or T4, or recent paystubs.
- Confirmation of down payment** – This is the amount of money you provide as your initial payment to secure the mortgage. The minimum required down payment on a home is 5%. This verification can be a gift letter, cash on account or statement from different financial institution.

Unknown Costs of Home Ownership

Legal Fees - Once you have financing approved, you'll need a lawyer to handle the paper work and complete your transactions. Average Costs: \$750 - \$1,500 (dependent on size of mortgage)

Provincial Land Transfer Tax - All provinces (exception of AB & SK) charge a land transfer tax when you purchase a property. Rates are a percentage that varies based on property value

Adjustments - If the seller prepaid property taxes or utilities, you'll have to repay them the prorated amount

The Extras - Home inspection, fire insurance, moving costs, furniture and appliances, appraisals and any maintenance and repairs you want or need to make before moving in