



Financing Your New Home Mortgage Checklist

At Menkes we are Here for You and we know there are a lot of details to consider when looking to finance your new home. This is why we've connected with some of the leading Canadian banks, so we can provide you with some quick and easy information you may need when organizing your finances for Closing.

Your bank or mortgage lender will confirm exactly what they will need and you may not necessarily need to provide what's included here and/or you may need to provide additional information. The earlier you plan ahead the better, so you can be ready for your Final Closing (which is when you need your mortgage ready).

Information about Your New Suite & Community

- Agreement of Purchase and Sale including all Schedules & Amendments
- Estimated Maintenance Fees
- Contact Information for your Solicitor

Employment and Income Verification

- Copy of latest pay stub listing employer's name Letter of employment signed by employer
- Most recent T4
- Copy of last year's tax assessment

If you are either self-employed, or have a commission-based income:

- Last 2 years of tax returns (T1 General) and corresponding Notice of Assessment

And any 1 of the following:

- Statement of business activities for the respective tax years
- Audited financial statements for the business for the respective tax years
- Financial statements accompanied by a Review Engagement Report signed by a practicing accountant

Confirmation of Your Down Payment

- Savings and investment(s) form within the last 90 days, with your name and account clearly shown
- If you are selling an existing property - a copy of the sales agreement
- Gift letter (if applicable) - Can be provided to you and must signed by the 'gift giver'
- Withdrawal from RRSP through the Home Buyer's Plan (if applicable)

Other Information Required

- Your banking information or a void cheque
- Two pieces of valid personal identification (driver's license, passport, or government issued ID)
- When consolidating debt, bring copies of your current statement(s) with balance/account details