

# New to Canada Mortgage and Lending Options

Qualified homebuyers who have immigrated or relocated to Canada within the last 5 years are eligible to purchase a property with as little as a 5% down payment.

Eligible Properties for purchase include single family homes with up to 2 suites.  
(Note: clients are required to live in one of the suites).

Minimum Downpayment Required: 5% of purchase price.  
(Note: 5% needs to come from borrowers own resources, additional can be a gift)

Clients are required to provide the following:

- Proof of Employment: employment letter with an overview of your salary and employment status.
- Proof of down payment: bank or investment statements showing 90 days history on the down payment funds.
- Proof of Acceptable Credit can be provided by the following: Landlord reference letter and 12 months bank statements, Utility Bills, Telephone bills, Cable bills, Insurance payments
- A Firm Purchase Contract

