

## CONSIDERING BUYING A HOME?

Do you want to know what size of mortgage you can afford? If you are preparing for a mortgage, use this guide and make sure you have everything you need to get pre-approved today!

### To get started, you will need:

- Two pieces of valid (unexpired) I.D. – one must be a Government Issued Photo I.D. with signature, and another secondary piece, such as S.I.N., Credit Card, Debit Card with name embossed, and signature.  
Note: Health Cards are not accepted as a valid form of identification.
- Confirmation of your income – your last two paystubs that include year to date earnings, or one of the following - T1 – General & Notice of Assessment, or your permission to contact your employer to complete an employment confirmation letter.

### If you are buying a home, you will also need:

- A copy of the Offer to Purchase (if applicable).
- Confirmation of your down payment.
- A copy of the MLS property listing or MLS number.
- A copy of the most recent property survey (if available).
- Preferred Lawyer's address and contact information.

### If you are refinancing your existing Northern Credit Union Mortgage, you will need:

- Account statements.
- Property tax bill showing instalments are up to date.

### If you are moving your existing mortgage to Northern Credit Union, you will need:

- A copy of your latest Mortgage Statement or Renewal Statement.
- A copy of the Deed (if available).
- Current Fire Insurance information.
- Property tax bill showing instalments are up to date.
- Property assessment notice within the last 2 years.

### Do you need insurance?

- Don't know where to start? We may be able to help, just ask us how.

If you have a rental income and expense statement, please bring a statement of business activities from your income tax return along with your notice of assessment from the CRA..

## MORTGAGES MADE TO MATCH CHECKLIST

Appointment with \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Branch \_\_\_\_\_

### Make sure you have (purchase or refinance)

- 2 recent paystubs or T1 – General Income Tax Return & Notice of Assessment from Revenue Canada (paystubs are not necessary if the member is on direct deposit)
- 2 pieces of identification
- All credit card statements
- All loan statements
- All investment statements
- City tax bill showing that taxes are up to date (if applicable)
- MPAC statement for assessed value of your home (if applicable)
- Mortgage statement (if applicable)
- Ownership and insurance for all vehicles to be used as security for your loans

### If you're switching your mortgage to Northern

- Copy of registered mortgage charge
- Confirmation of income
- The deed of land
- Copy of your renewal statement
- Proof of fire insurance

### If you're building a home

- Your building contract and plans (includes all cost estimates)
- Water and septic certificates (if applicable)
- All risks insurance certificate
- Deed of land