A comprehensive Guide to Home Ownership

What are *you* going to do with the **time** and **money** you save?

Lisa Theriault, BA, AMP
Mortgage Broker / Regional Partner
c: 613-860-1825
lisat@mortgagebrokersottawa.com

Jeanette Oliver
Mortgage Agent
c: 613-859-7283
jeanetteo@mortgagebrokersottawa.com

www.lisatheriault.com

Licence #11759

5560 Manotick Main Street P.O. Box #533, Manotick ON K4M 1A5 f: 613-692-2810

mortgage brokers ottawa.com

Why use a Mortgage Broker?

Let an Expert take care of getting you a better deal!

Mortgage brokers are professionals whose primary knowledge and expertise is mortgages. Rather than working for one financial institution, we are independent and deal with many different financial institutions, including major banks, credit unions, trust companies, and private lenders. This allows us to offer you more choices and more competitive rates. It also means our advice is impartial and based on your best interests!
While you may not enjoy negotiating with financial institutions, that's our specialty. We'll make sure you get the most attractive offer to suit your individual circumstances.

A Mortgage Brokers Ottawa mortgage professional can shop dozens of lenders in the time it takes you to book an appointment at your bank.

Even though we work for you, not the financial institution, we actually get paid by the financial institution - not you! Their "finder's fees" reimburse us for bringing them creditworthy clients like you, and since these fees are similar across most lenders, there is no incentive for us to favour one lender over another. In very rare instances - if, for example, you have non-standard credit - a mortgage broker may charge a fee, but in the vast majority of cases, there is absolutely no charge to you for our services!

Before you make what is likely to be the biggest financial decision of your life, talk to us:

mortgage brokers ottawa .com

Lisa Theriault
Mortgage Brokers Ottawa
Broker Licence # 11759

5560 Manotick Main Street – Phone: 613-692-3900 Fax: 613-692-2810

To complete a <u>secure</u> application on-line, visit my website at:
www.lisatheriault.com

or complete the attached application and fax to my attention.

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Mortgage Brokers Ottawa Lenders

Working with a **Mortgage Brokers Ottawa** professional gives you access to over 30 national lenders and hundreds of mortgage options!

And many others including Private Lenders and Investors

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Advantages of a Pre-Approval

Rate Guarantee up to 1 year! ... A pre-approval is a certificate that allows you to hold the current interest rate for as long as 365 days. It will outline the maximum purchase price and qualified mortgage amount based on your down payment, credit and income.

You'll be able to look for a home with the security of knowing exactly how much you can borrow, and show sellers that you have the financing you need to buy a home (subject to a property appraisal and other stated conditions).

Getting pre-qualified online is simple and free!

Mortgage Brokers Ottawa offers you multiple options for completing the pre-approval process and gives you the opportunity to choose the best option to suit your personal needs - you can apply online, by fax or by phone.

What are the advantages of a pre-approval?

You will have an advantage over other competing buyers who are not already pre-approved for the purchase price because you will show sellers that you are serious about the purchase – which can help make your offer more attractive to the seller.

Information you will be required to supply the first time you meet with a Mortgage Brokers Ottawa professional includes:

- Your personal information, including identification, such as your driver's license
- Details on your employment, including confirmation of income by way of a letter from your employer and recent paystub (or your last two years Notice of Assessments if you are self-employed).
- Any other sources of income
- Information and details on all bank accounts, loans and other debts
- Proof of financial assets
- Source and amount of down payment
- Proof of sufficient funds to cover the closing costs (these are usually between 1.5% and 3% of the purchase price and include legal fees, land transfer tax, disbursements, etc)

Down payment

For most people the hardest part of buying a home, especially the first one, is saving for the **down payment**. Many people will not have the 20% of the purchase price to put down, but with **mortgage loan insurance** you can put as little as 5% down. Mortgage loan insurance protects the lender from default and most Canadian lending institutions are required by law to have it. If the borrower defaults (fails to pay) on the mortgage, the lender is reimbursed by the insurer. The cost for this coverage is in the form of an insurance premium which is added to your mortgage or can be paid in a single lump sum at the time of closing.

Canada Mortgage and Housing Corporation (CMHC) and Genworth Financial are two major providers of this type of insurance in Canada and their current loan premiums are as follows:

Financing Required	Premium % of Loan Amount
80.01 to 85%	1.80%
85.01 – 90%	2.40%
Between 90.01 and 95% Traditional Down Payment Flex Down (Borrowed Downpayment)	3.15% 3.35%
*Premiums in Ontario are subject to provincial sales tax and premiums in Quebec are subject to provincial sales tax — the sales tax cannot be added to the loan amount.	
Insurance premiums are calculated based on the mortgage amount.	

Calculate your mortgage payments *on the go* with our **FREE** mobile app!

What is the Right Mortgage for you?

Low-Ratio Mortgage

A Low-Ratio Mortgage is one where the down payment is equal to 20% or more of the property's value/purchase price. A low-ratio mortgage does not normally require mortgage loan insurance.

High-Ratio Mortgage

A High-Ratio Mortgage is one where the borrower is contributing less than 20% of the value/purchase price of the property as the down payment. High-Ratio Mortgages must be insured through Canada Mortgage and Housing Corporation (CMHC), Genworth Financial, or Canada Guaranty, the three mortgage insurance companies in Canada.

Open Mortgage

An Open Mortgage allows the mortgagor to prepay all or part of the principle amount at any time without penalty. Open Mortgages usually have shorter terms of six months or one year, but can include some variable rate/longer terms as well. Interest rates on Open Mortgages are typically higher than on Closed Mortgages with similar terms.

Closed Mortgage

Closed Mortgages do not provide for payout before maturity. A lender may permit a payout under certain circumstances but will levy a penalty for doing so. Most lenders allow a Closed Mortgage to be Pre-Paid up to a set maximum per year without penalty.

Fixed Rate Mortgage

The interest rate is determined and locked in for the term of the mortgage. Lenders often offer different prepayment options allowing for quicker repayment of the mortgage and for partial or full repayment of the mortgage.

Variable Rate Mortgage (VRM)/ Adjustable Rate Mortgage (ARM)

These types of loans differ from a fixed rate mortgage in that the interest rate charged on the loan may be changed during the term of the mortgage. Generally, these loans are initially set up like a standard loan, based on the current interest rate. The loan is reviewed at specified intervals and if the market interest rate has changed, either changing the size of the payment or the length of the amortization period (or a combination of both), the lender then alters the mortgage repayment plan.

Historical Rate Charts

Programs Available To Home Buyers

RSP Home Buyer's Plan – First Time Buyers

The RSP Home Buyer's Plan (HBP) is a federally instituted government program that allows you to withdraw up to $25,000 from your RRSPs to buy or build a ‘qualifying home’ (as a first time home buyer) or for someone who is related to you and is disabled. You may still be able to be considered a first time home buyer if you own a rental property (which you have never occupied) or you have not recently owned a home. Only the individual who is entitled to receive payments from the RRSP can withdraw funds from an RRSP. The only restriction is for locked-in RRSPs that you are unable to withdraw funds from.

You must repay all withdrawals to your RRSPs within a period of no more than 15 years. Generally, you will have to repay an amount to your RRSPs each year until you have repaid the entire amount you withdrew. If you do not repay the amount due for a year, it will be included in your income for that year.

Qualifying Home - For the purposes of the Home Buyer's Plan, a qualifying home is a housing unit located in Canada. This includes existing homes and those being constructed. Single-family homes, semi-detached homes, townhomes, mobile homes, condominium units, and apartments in duplexes, triplexes, fourplexes, or apartment buildings, all qualify. A share in a co-operative housing corporation that entitles you to possess, and gives you an equity interest in, a housing unit located in Canada also qualifies. However, a **share that only provides you with a right to tenancy in the housing unit does not qualify.**

Locked-in RRSPs - In most cases, you will not be able to withdraw funds from a locked-in RRSP. 'Locked-in' refers to the restrictions and limitations that are imposed by the Pension Benefit Act for each province and territory. The locked-in RRSP is designed to preserve pension assets for your retirement. Money put into your locked-in RRSP usually is the transfer value of pension benefits you have built up in your former employer's pension plan, which you asked to be moved when you terminate employment or plan membership. If you are unsure if your RRSPs are locked in, contact your issuer.

Benefits - The utilization of your RRSP's within the guidelines of the HBP results in benefits that are realized immediately and extend over the long-term:

- Increased down payment
- Decreased principal balance on the mortgage owing
- Avoidance of substantial interest costs that accrue over long periods

Establishing an RRSP with borrowed funds - The "HBP" permits an individual to establish an RRSP with borrowed funds, and then use the resultant tax refund for a down payment. After a 90-day period, the RRSP is collapsed to repay the loan. You will then receive a tax refund that can be applied to the purchase of a home. These funds are considered an acceptable form of payment provided the refund is received at the time of closing and the lender can verify that the borrower has proven liquid assets equal to a minimum equity of 5% of the purchase price.

Managing Tax Refunds - The government does not monitor the funds that are withdrawn from RRSP's for the purposes of the HBP. Therefore, providing that an individual has qualified as a first time home buyer and has purchased a qualifying home, they may do whatever they desire with the funds, including:

- Clearing the balance on credit cards
- Reducing or paying out personal loans
- Making lump sum payments on a mortgage
- Purchasing household necessities — appliances, furniture, accessories etc.
- Increasing the down payment to reduce/avoid default insurance premiums
- Paying for legal fees and or tax adjustments

The more debt you are able to pay off, the fewer monthly expense obligations you will have. This will ultimately put you in a much better financial position.

Which Professionals Should You Call On?

Because purchasing a home is probably the biggest investment you will ever make, you will definitely want a team of professionals working with you throughout the process. Let a Mortgage Brokers Ottawa trusted mortgage advisor lead the way.

Besides the mortgage broker, here are some suggestions of other professionals to help you along the way.

The Real Estate Agent, who will:

- Help you find the ideal home.
- Write an Offer of Purchase.
- Negotiate on your behalf to help you get the best possible deal.
- Provide you with important information about the community arrange and coordinate the home inspection and essentially save you time, trouble and money.

When the time comes to select a real estate agent, don't be afraid to ask questions — especially about any possible service charges. The Buyer Agent works for you and gets paid by the vendor.

The Lawyer/Notary

You need a lawyer, (or a notary in Quebec), to protect your legal interests such as ensuring the property you are thinking of buying does not have any building or statutory liens or charges or work or clean-up orders associated with it. He or she will review all contracts before you sign them, especially the Offer (or Agreement) to Purchase. Having a lawyer/notary involved in the process will give you peace of mind and ensure that things go as smoothly as possible. Lawyer/notary's fees range widely and depend on the complexity of the transaction.

The Home Inspector

You should consider having any home you are thinking of buying inspected by a knowledgeable and professional home inspector.

The home inspector's role is to inform you on the property's condition. He or she will tell you if something is not functioning properly, needs to be changed or is unsafe. You will also be informed of repairs that need to be done, both immediately and in the coming months/years, and he/she may even be able to tell you where there may have been problems in the past.

The Insurance Agent/Broker

An insurance agent/broker can help you with your insurance needs, including **property insurance** and **mortgage life insurance**. Lenders insist on property insurance because your property is their security for your loan. Property insurance covers the replacement cost of your home, so premiums may vary depending on its value.

Mortgage life insurance provides coverage for your family should you die before your mortgage is paid off. This type of insurance is available from your Mortgage Agent through a third party, as well as some lenders, who then simply adds the premium to your regular mortgage payments. However, you may want to compare rates between both an insurance broker and your lender.

The Appraiser

Having an independent appraisal done on a property when you make an offer is a good idea. It will tell you what the property is worth and help ensure that you are not paying too much. Your lender can also ask for a recognized appraisal in order to complete a mortgage loan.
The appraisal should include an unbiased assessment of the property's physical and functional characteristics, an analysis of recent comparable sales and an assessment of current market conditions affecting the property. Appraisal fees may vary but you should typically expect to pay $250 – $350 in most areas for a typical single-family home appraisal.

What are *you* going to do with the **time** and **money** *you* save?

The Importance of Your Credit Rating

What is a credit score?

A credit score is a statistical formula that translates personal information from your credit report and other sources into a three-digit score. Credit scores can range between a low of 400 to a high of 850. In general, the higher your score, the more "creditworthy" you are to the lender and the less likely you will become delinquent on credit extended to you.

Credit scores are one of the primary tools a lender uses when determining the risk in lending money to you. Creditors use *credit scores*, among other things, to determine whether or not to grant you a mortgage (or credit) and, if so, how much credit and at what rate.

What can I do to improve my credit score?

- ***Pay all of your bills on time***. Paying late, or having your account sent to a collection agency, has a negative impact on your credit score.
- ***Try not to run your balances up to your credit limit***. Keeping your account balances below 75% of your available credit may also help your score.
- ***Avoid applying for credit unless you have a genuine need for a new account***. Too many inquiries in a short period of time can sometimes be interpreted as a sign that you are opening numerous credit accounts due to financial difficulties, or overextending yourself by taking on more debt than you can actually repay. A flurry of inquiries will prompt most lenders to ask you why. However, most scoring formulas will not penalize you if, for example, you are shopping for the best car loan rate, or mortgage rate.

If your credit is "less than perfect",
a Mortgage Brokers Ottawa Professional can help!

How much will it Really Cost?

Once you have determined the price range you can afford and the type of mortgage you qualify for, you will need to calculate all of the associated costs of the transaction to make sure you are financially ready.

Up-Front Costs

It's wise to plan ahead to cover the many 'up-front' costs of buying a home. Timing is important to help make sure things go smoothly.

- **Mortgage Loan Insurance Application Fee and Premium**. If yours is a high ratio mortgage (less than 20% down payment), you may need mortgage loan insurance. The lender will add the mortgage insurance premium to your mortgage or you can pay it in full upon closing.
- **Appraisal Fee**. The mortgage lender may require that the property be appraised at your expense. An appraisal is an estimate of the value of the home. The cost is usually **between $250 and $350** and must be paid when you contract for those services.
- **Deposit**. This is part of your down payment and must be paid when you make an Offer to Purchase. The cost varies depending on the area property and real estate environment. Your deposit can be used as part of your down payment.
- **Down Payment**. Minimum of 5% of the purchase price is required for a **high-ratio mortgage** and at least 20% of the purchase price is required for a **conventional mortgage**.
- **Home Inspection Fee**. Remember that this may be a condition of your Offer to Purchase. A home inspection is a report on the condition of the home and may cost over **$400**, depending on the complexities of the inspection. For example, it may be more costly to inspect a home that has large square footage, one that is expensive or one where contaminants such as pyrite, radon gas or urea-formaldehyde are suspected.
- **Land Registration Fees (sometimes called a Land Transfer Tax, Deed Registration Fee, Tariff or Property Purchases Tax)**. You may have to pay this provincial or municipal charge upon closing in some provinces. The cost is a percentage of the property's purchase price and may vary. Check with your lawyer/notary to see what the current rates are.
- **Prepaid Property Taxes and/or Utility Bills**. To reimburse the vendor for pre-paid costs such as property taxes, filling the oil tank, etc.
- **Property Insurance**. The mortgage lender requires this because the home is security for the mortgage. This insurance covers the cost of replacing the structure of your home and its contents. Property insurance must be in place on the closing day.

- **Qualifying Rate.** For high ratio loans with a fixed rate term of less than 5 years and for all variable rate mortgages, regardless of the term, the qualifying interest rate is the greater of the benchmark rate, and the contract interest rate.
- **Survey or Certificate of Location Cost**. The mortgage lender may ask for an up-to-date survey or certificate of location prior to finalizing the mortgage loan. If the seller does not have one or does not agree to get one, you will have to pay for it yourself. It can cost in the **$1,000 to $2,000** range. A survey may be replaced by a requirement for Title Insurance for a lesser amount.
- **Water Quality Inspection**. If the home has a well, you will want to have the quality of the water tested to ensure that the water supply is adequate and the water is potable. You can negotiate these costs with the vendor and list them in your Offer to Purchase.
- **Legal Fees and Disbursements**. Must be paid upon closing and cost a minimum of **$500 (plus GST/HST)**. Your lawyer/notary will also bill you direct costs to check on the legal status of your property.
- **Title Insurance**. Your lender or lawyer/notary may suggest title insurance to cover loss caused by defects of title to the property.

Payment Tables

Mortgage Payment Table

(per $ thousand, i.e. $200,000 Mortgage at 4.75 %, 25 or 30 year Amortization multiply 200 X 5.67 = $1,134.00 monthly payment)

AMORITZED FACTORS			AMORITZED FACTORS		
Annual Interest Rate	25 Years	30 Years	Annual Interest Rate	25 Years	30 years
3.00%	4.73	4.20	5.50%	6.10	5.64
3.50%	5.00	4.48	5.75%	6.25	5.80
4.00%	5.26	4.76	6.00%	6.40	5.95
4.25%	5.40	4.90	6.25%	6.55	6.11
4.50%	5.33	5.05	6.50%	6.70	6.57
4.75%	5.67	5.19	6.75%	6.85	6.43
5.00%	5.82	5.34	7.00%	7.00	6.59
5.25%	5.96	5.49	7.25%	7.16	6.75

Visit our website and use our online Mortgage Calculator
www.mortgagebrokersottawa.com/mortgage-calculators

Repayment Options

Amortization: The actual number of years it takes to repay a mortgage in full is the amortization period, (usually 25 years).

For a mortgage of **$200,000.00** at an interest rate of **4.5%***, amortized over 25 years, your monthly payment is approximately **$1,106.00.**

Increasing the payment frequency to bi-weekly saves approximately **$1,045.00** interest.

Increasing your payment frequency can save you a significant amount of interest over the term of your mortgage, and assist you in paying your mortgage off faster.

Payment Schedules: Most lenders offer several different payment options that will help you pay less interest and repay your mortgage faster.

Check out the table below to see how changing your payment frequency can save you money.

$200,000 mortgage, interest rate of 4.5%*, 25 year amortization

Payment Frequency	Amount	Amortization Years	Total Interest Paid	Interest savings vs. Monthly Payment
Monthly	$1106.95	25	$132,083.77	$0
Bi-Weekly	$509.29	25	$131,038.61	$1,045.61
Weekly	$254.57	25	$130,935.38	$1,148.39
Bi-Weekly Rapid	$553.48	23.08	$111,466	$20,617
Weekly Rapid	$276.74	23.08	$111,242	$20,841

***Rate is subject to change without notice**

Glossary of Terms

Amortization period: The actual number of years it will take to repay a mortgage in full. This period can be longer than the loan's term. For example, a mortgage may have a five-year term and a 25-year amortization period.

Appraised value: An estimate of the market value of the home and property that the borrower pledges as security for the mortgage. This value may be more or less than the purchase price of the property.

Assets: The items of value that you own, such as your home, car or summer home.

Below prime: A variable rate mortgage, in which the interest rate varies with bond market conditions, (usually the lenders "Prime" rate).

Blended rate mortgage: A mortgage that combines the amount the borrower owes under an existing mortgage with additional mortgage money required by the borrower. The interest rate for the new amount borrowed is a "blend" – or combination – of the interest rate of the old mortgage and the interest rate for the additional amount to be borrowed.

Bridge financing: A loan made for a short term, to "bridge" (or cover) the time gap between completing the purchase of one property and finalizing arrangements to pay for it. The need for this type of financing often results from mismatched closing dates.

Canada Mortgage and Housing Corporation: The Canada Mortgage and Housing Corporation is a federal Crown corporation that administers the National Housing Act. CMHC's services include providing housing information and assistance to consumers and providing mortgage default insurance for high ratio mortgages.

Carrying costs: The expenses of living in and maintaining a home and property. These include mortgage payments, property taxes, heating, repairs, maintenance fees, etc.

Closed mortgage: A mortgage that generally cannot be prepaid or renewed early unless the borrower is willing to pay an additional interest charge. Some lenders may allow limited prepayment privileges without additional interest.

Closing date: The date the purchase of the property becomes final and the new owner takes possession.

Collateral mortgage: A loan evidenced a promissory note and backed by the collateral security of a mortgage on a property.

Conventional mortgage: A first mortgage of up to 80% of the property's appraised value or purchase price, whichever is lower.

Convertible mortgage: A mortgage that may be prepaid or changed to another term at any time.

Deed: A legal document that transfers and evidences ownership of the property to the buyer.

Default: Failure to repay an outstanding debt as agreed.

Deposit: A sum of cash that must be paid to the vendor by the purchaser. This money is a symbol of the purchaser's commitment to buy. If the offer is accepted, the deposit is applied to the down payment. If the buyer turns down the offer later, the deposit may or may not be returned.

Down payment: The amount of money put forward by the buyer toward the purchase price of a home.

Equity: The difference between the price for which a property could be sold and the total amount owing on it.

First mortgage: A mortgage that is registered first against the property. This mortgage has to be paid first in the event of sale or default.

Fixed rate mortgage: A mortgage for which the rate of interest is fixed for a set period of time.

Floating rate mortgage: Another name for variable rate mortgage.

Gross debt service ratio: The percentage of a borrower's gross monthly income that can be used to pay housing costs, including the monthly mortgage payment (principal and interest), heating costs, property taxes and condominium fees (if applicable). Usually not more than 39% of the gross monthly income.

High ratio mortgage: A mortgage for more than 80% of a property's appraised value or purchase price. In other words, the down payment amount is less than 20% of the purchase price/appraised value.

Interest: The cost of borrowing and is the amount paid on the money borrowed. It is represented as an annual percentage rate applicable to the mortgage.

Liabilities: What you owe, including taxes, mortgage, car loan and credit card balances.

Maturity date: The last day of the term of your mortgage agreement. The mortgage must be paid in full or renewed by this date.

Maximum rate: An alternative term for protected rate.

Mortgage: A loan used to purchase or refinance a home and a security for the repayment of the loan.

Mortgage disability insurance: Insurance that covers your mortgage payments should you become ill or disabled and unable to work.

Mortgage life insurance: Insurance that pays off your mortgage debt in the event of your death.

Mortgage payment: The regular instalments made on the balance on a mortgage loan comprised of principal and interest (in most cases).

Mortgagee: The lender.

Mortgagor: The borrower.

Multiple Listing Service (MLS): A computer-based system for relaying information to real-estate agents about properties for sale.

Open mortgage: A mortgage that can be prepaid or re-negotiated at any time without additional interest.

Open variable mortgage: A variable rate mortgage in which the interest rate varies with bond market conditions. Interest rates are generally tied in with the Bank of Canada overnight rate. You may prepay or renegotiate an Open Variable mortgage at anytime without additional interest.

Penalty: a sum of money paid to a lender for the privilege of prepaying the mortgage in full or in part.

Pre-approved mortgage: A mortgage for a set maximum amount and interest rate that is arranged prior to the purchaser finding a house. Often arranged prior to shopping for a home, this option can help the purchaser establish an affordable price range. Also known as a pre-arranged mortgage.

Prepayment: (often referred to as a Principal Reduction). Allows the borrower to prepay a portion or all of the principal mortgage balance, with or without penalty, ahead of schedule. This decreases the total amount of interest paid over the life of your mortgage. This option is typically restricted to specific amounts and times.

Principal: The amount initially borrowed under the mortgage.

Protected variable mortgage: A variable rate mortgage in which the interest rate varies with money market conditions. Interest rates are generally tied in with the Bank of Canada overnight rate. The interest rate cannot, however, exceed a pre-set maximum rate during the term of your mortgage.

Rate (interest): The annual percentage amount charged in return for borrowing funds.

Realtor: A real estate professional who is a member of a local real estate board and the Canadian Real Estate Association.

Second mortgage: A mortgage granted when there is already a mortgage registered against a property. If the borrower defaults and the property is sold, the second mortgage is paid after the first.

Security: Property, or assets, offered as backing for a loan. In the case of mortgages, the property being purchased or refinanced forms the security for the loan.

Survey: A document providing details of a property's boundaries, measurements and structures. It also describes any easements, rights-of-way or encroachments made by either your property or by adjoining properties onto your property.

Term: The length of time a lender will lend mortgage funds to a borrower. Most mortgage terms run from six months to five years. Certain lenders may offer longer terms, e.g., 6, 7, 10, or even 25 years. After this period, the borrower can either repay the balance of the mortgage, or renew the mortgage for another term. The total length of a mortgage is usually made up of several terms.

Title: The legal evidence of ownership to a property.

Title search: A detailed examination of the registered title documents to ensure there are no liens or other encumbrances, or claims, on the property, and no question regarding the seller's statement of ownership.

Total debt service (TDS) ratio: The percentage of a borrower's gross (before tax) monthly income needed to cover payments for housing costs, including principal, interest, taxes, heating costs and condominium fees (if applicable), and all other debts and obligations, such as loans and credit cards. The usual total should not be more than 44% of gross monthly income (some exceptions apply).

Variable rate mortgage: A mortgage for which the rate of interest fluctuates as the lenders “Prime Rate” changes. Also known as a floating rate mortgage.

Vendor: The seller in a real estate transaction.

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Fax Cover Sheet

Send to:

mortgage brokers ottawa .com

Direct Fax : 613-692-2810

Attn: Lisa Theriault

Enclosed:

- ☐ Completed & signed Mortgage Application
- ☐ Recent pay stub for all applicants
- ☐ CCRA "Notice of Assessment" or T1 General (if self-employed)
- ☐ Purchase and Sale Agreement
- ☐ MLS listing

From:

____

Lisa Theriault

Mortgage Brokers Ottawa

Broker Licence # 11759

5560 Manotick Main Street – Tel: 613-692-3900 Fax: 613-692-2810

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Mortgage Application

Mr. Mrs. ☐ Ms. ☐ Miss ☐	Applicant First Name:	Last Name:	S.I.N. App / /	D.O.B. App. / / MM DD YY	Home Phone #: ( )
Mr. ☐ Mrs. ☐ Ms. ☐ Miss ☐	Co-Applicant First Name:	Last Name:	S.I.N. Co-App / /	D.O.B. App. / / MM DD YY	Home Phone #: ( )

Email Address:	Marital Status: ☐ ☐ ☐ ☐ ☐ ☐ S M D Sep CL W	Dependant s	Years at Present Address:	Rent/Mtg. Payment: $ /Mth

Address:	Apt.	City:	Province:	Postal Code:	☐Own ☐Rent ☐Other:

Previous Address (If Less Then Three Years At Present Address):	How Long:

Applicant's Present Employer	☐ Salaried ☐ Commission ☐ Self-Employed ☐ Other	Work Phone #: ( )	How Long	Occupation	Type of Business	Gross Annual Income $
Applicant's Previous Employer (If Less Than 3 Years At Present)			How Long	Occupation	Type of Business	Gross Annual Income $
Co-Applicant's Present Employer	☐ Salaried ☐ Commission ☐ Self-Employed ☐ Other	Work Phone #: ( )	How Long	Occupation	Type of Business	Gross Annual Income $
Co-Applicant's Previous Employer (If Less Than 3 Years At Present)			How Long	Occupation	Type of Business	Gross Annual Income $

Source of Other Income	Gross Annual Income $

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ASSETS	VALUE	LIABILITIES	TOTAL DEBT	MONTHLY
Cash in Bank	$	Student Loans	$	$
Real Estate-Residence	$	Mortgages	$	$
Real Estate-Other	$	Mortgages	$	$
Real Estate-Other	$	Mortgages	$	$
Deposit on Purchase	$	Loans	$	$
Auto (yr/make)	$	Finance / Lease Payments	$	$
Auto (yr/make)	$	Finance/Lease Payment	$	$
Stocks/Bonds/CSB's	$	Personal Credit Line	$	$
RRSP's:	$	Other Finance Co.	$	$
Other:	$	Other Loans:	$	$
	$	Credit Cards:	$	$
	$		$	$
Personal Effects	$	Signed as Guarantor	$	$
Total Assets	$	Total Liabilities	$	$

Anticipated Closing Date:	Estimated Purchase Price:
Term:	Downpayment Available:
Lawyer:	
How did you hear about us?	

By Signing below I/We hereby authorize Mortgage Brokers Ottawa hereinafter referred to as "the Broker", to arrange on my/our behalf the loans described above and certify that the above information which is furnished with the intent that it be relied upon by the Broker to obtain said credit, is true and correct and: i) Agree (if this application is for a loan to be secured by a mortgage) that the evaluation inspection and legal expenses incidental to this application will be paid by me/us and that I am not in arrears on my present mortgage. ii) the above information includes all my/our debts and that we have no current unsatisfied judgements and that I/we have not declared bankruptcy in the last six years and that all my/our outstanding credits are current and in good standing. iii) I/we also acknowledge that the Broker may also be receiving a fee in respect to the arranging of the loan and I/we hereby waive any right to deny or dispute the Broker from receiving said fee. iv) In connection with my application for credit, I/we hereby take notice that you may be procuring and may be referring to a consumer report respecting me/us containing personal information and I/we hereby consent thereto and to the disclosure of such information to other credit grantors or consumer reporting agency and to retain this application for the Brokers records.

Dated at ______________________________ this _________ day of ___________________ Year ________

Witness __________________ Applicant ____________________ Co-Applicant ________________________

Mortgage Brokers Ottawa
YOUR choice in the category of Mortgage Companies and Brokers

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Is There More to Home Buying?

Finding and purchasing your home can be an exciting and overwhelming process. You may be relieved once you finally take possession of your new house but be aware that the financial responsibilities of homeownership are just beginning.

Make Your Mortgage Payments on Time

Whether monthly, biweekly or weekly, be sure that you always make your mortgage payments on time. Making late payments (**delinquency**) may result in late charges and negatively affect your credit rating. Failing to make payments can even lead to more serious consequences like **foreclosure**.

A good way to prevent late payments is to have the amount automatically deducted from your account every month and to put at least three months' worth of mortgage payments in savings for emergency situations. If you are having trouble making payments, discuss the situation with your lender or Mortgage Agent.

Costs of Operating a Home

Besides your mortgage, property taxes and insurance, there are many other ongoing costs related to operating your home. They include maintenance and repair, costs for services such as security alarm services, snow removal services and gardening services (if you wish to pay for these). If you have a condominium or strata, some of these expenses may be included as part of your monthly maintenance fee.

Saving for Emergencies

Even if you know how to do repairs yourself, there are costs involved. Every building has a life cycle, which means that all parts of a building age and require major repairs or replacement at some point. For example, you might know that your roof will have to be replaced in a few years simply because of its age. Repairs like these are expected and can be planned for. However, many repairs are unexpected and can sometimes be costly.

Set aside an emergency fund to deal with unexpected problems ranging from major repairs to illness and job loss. A good guideline is saving 5% of your take-home pay and putting it in a special account.

Our mortgage brokers can help you make better mortgage decisions.

- Access to over 30 competing banks, trusts and insurance companies.
- Access to unique mortgages: revenue, vacation and investment properties
- Lower than posted bank rates.
- Service that meets your hectic schedule - fax, phone, e-mail.
- Consolidating high-interest debt using today's great mortgage rates can save you thousands.
- Using the equity in your home can make your dream home renovation happen.
- Unbiased advice.

mortgagebrokers**ottawa**.com

Head Office

788 Island Park Drive
Ottawa, ON K1Y 0C2

212-1335 Carling Avenue
Ottawa, ON K1Z 8N8

p 613-798-1973
f 613-798-1137

toll free p 1-866-354-6789
toll free f 1-877-274-7389