



THE MORTGAGE STORE

VERICO Money Business Inc EACH VERICO LENDER IS AN INDEPENDENT OWNER OPERATOR

Phone: 905 282-9009 Fax 905 282-9242

2055 DUNDAS ST.E. UNIT # 102 MISSISSAUGA, ON, L4X 2V9

Website: www.mortgage416.com

Documents Required For Mortgage Approval:

Date 6/27/2009

Income Proof Required: Tom Stolecki Mortgage Agent, Lic. # M08009118 Tel. 416-873-6660

1. Letter of employment – Stating your full name, your position/title, your start date of employment, and your salary. If you are paid hourly, than your hourly rate of pay and your number of hours per week. **The letter will also need to state that you are not on probation or have completed your probationary period.** Lenders will not use your income if you have not completed your probationary period. If you have been at your current job for less than 2 yrs, we will have to show supporting documents for past employment as well.
2. Current Pay Stub (or the last few if you are not straight salary)
3. NOA – Most recent Notice of Assessment, (This shows the bank that your personal income taxes are filed and that you don't own Revenue Canada large amounts of money)

If you receive overtime, or any shift differential, bonuses etc.

- o 2007 T-4 slip
- o 2006 T-4 slip

I'm Self employed what do I need to show my income?

- o Financial Statements of your company if it is a Joint Partnership or Incorporated
- o NOA's Personal Notice of Assessment
- o Personal tax Return (T1 General showing personal net income)

Documents needed to support the down payment :

- o Last 3 months of your chequing/savings account statements (if down payment is from here)
- o Most recent investment account statement (if down payment is from here)
- o Completed Gift Letter
- o Most recent RRSP statement (if money is from here)
- o Photocopy of gift cheque and deposit slip for gifted funds to your account
- o Copy of Real Estate Contract of Property being Sold (if applicable)
- o Copy of most recent Mortgage Statement for Property being Sold (if applicable)

Information required about the property I'm purchasing:

Copy of the Accepted Real Estate Contract of Property being Purchased
MLS Listing Sheet (Realtor to provide)
Most Recent Tax Assessment of the property
Appraisal – Needs to be order by the bank.
A Copy of Condo Board Minutes and Annual General Meeting minutes and latest financial statement (if applicable)

Other information required:

Name and Address of lawyer handling your mortgage & conveyancing
Copy of Personalized Cheque – Marked Void – for your mortgage payments
