

Summary: Downloadable Canada Mortgage Document Checklist

Category One: Identification

- Government-issued ID (with current address)
- SIN number

Category Two: Proof of income

- Two to three most recent pay stubs.
- T1 general tax form from the last two years
- Notice of assessment from the last two years
- T4 tax form
- Letter of employment from the previous 30 days

Additional Considerations

- Self-employed
 - T4A tax form
 - All files from above but for a more extended duration
- Real estate investor
 - Lease/rental agreement from tenants

Category Three: Basic financial information

- Credit score above 600
- Mortgage pre-approval letter
- Bank statements from the most recent three months
- List of assets and investments
- Separation or Divorce Agreement (to verify support obligations or asset distributions, if applicable)

Category Four: Down payment confirmation (Only need your source of funds)

- Statement of savings or investments no older than 90 days
- Sale agreement of existing property
- RRSP withdrawals (first-time buyers)
- Gift letter (gifting down payment)
- FHSA Statements (90-day history) and a completed Form RC725

- Proof of available funds for closing costs (in addition to the down payment)

Category Five: Property details

- Final purchase and sale agreement
- MLS Listing
- The legal description of the home you are buying
- Homeowners insurance policy
- Lenders' title insurance
- Status Certificate/Estoppel Certificate (If purchasing a Condo)
- Maintenance Fee Verification (If purchasing a Condo)

Additional Considerations (if also selling a home)

- Recent mortgage statement
- The legal description of the home you are selling

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