

Confirmation of Down Payment & Closing Costs

General Lender Guidelines

All lenders will require us to provide proof that we have the ability to pay the down payment and closing/legal costs – from your own resources (not borrowed).

Depending on where the down payment is coming from, certain documents are required. This is required to satisfy to Bank auditors and staff that we are not borrowing the down payment, which would change our lending ratios – and that we are not laundering money into real estate.

Examples of the types of documentation required are summarized as follows:

bank account/savings account

- provide a 3 month history of bank statements
- the statements must have your name on them – or your account number, together with something that links the account number to your name, such as a void cheque from that account – internet statements are fine as long as we can prove ownership of the account number as most don't have a name printed on them
- for larger deposits (>\$1,000) that are not pay cheques – we need to provide proof of where they came from. For example:
 - if you deposited a tax refund, we need the tax return – or Notice of Assessment – or ideally, a copy of the tax refund cheque
 - if you transferred money over from a savings or investment account, we need to show 90 days of savings or investment account history, and the transfer out to this bank account

rrsp or mutual fund account

- provide a current statement of balance
- provide the most recent quarterly statement, so combined we are showing the 90 day history

family gift

- provide a standard form gift letter
- provide a bank statement in your name, showing the matching gift amount being deposited into your account.