

Client Experience

General Disclosures *Guide*

Everything you need to know about the mortgage process, and creating more wealth through home ownership.



FRONTDOORMORTGAGE.CA

The dream of home ownership should be exciting.



Regardless of whether you are refinancing your current mortgage or purchasing a home, the Mortgage Application experience is complex.

This is where we come in.

We have a combined 23+ years of mortgage lending experience and that means we will do everything possible to ensure the process is as simple as possible and that we provide you with knowledge along the way so you can make informed decisions.

So let's get started and get you on your way to creating more wealth!



Dave Fullerton
MORTGAGE BROKER



The Mortgage

Road Map

01

Application

The first step is creating a Client Profile, schedule a meeting, and download our Mortgage App.

02

Pre-approved

After we have reviewed all important documents, and determine which mortgage features match your goals, we will submit to your lender if required.

03

House Search

With the help of one of trusted Realtors, locate a property and make an Offer.

04

Under Contract

You and the seller will come to an agreement on the terms and conditions of the sale.

05

Underwriting

Your Application will be sent to the mortgage lender for a thorough review.

10

Homeownership!

The best part of the whole process!! Congrats on becoming a homeowner.

09

Clear to close

The mortgage lender has released Mortgage Terms and Instructions to your Notary Public or solicitor.

08

Firm Approval

The mortgage lender will respond that all conditions have been satisfied.

07

Appraisal

In most cases, appraisal will be ordered to confirm the property value.

06

Conditional Approval

The mortgage lender issues a Commitment, conditional upon receiving additional documents.

COMMUNICATION



YOUR HOME OWNERSHIP JOURNEY.

COMMUNICATION



COMMUNICATION

This Disclosure is about how we will communicate with you.

We are licensed and regulated by the British Columbia Financial Security Authority which means we are required to keep a record of all, important communication. For this reason, we will primarily use **EMAIL to communicate important updates** and recommendations, or when appropriate a good ol' fashion telephone call.

WE CAN NOT COMMUNICATE VIA TEXT

We highly recommend that you be prepared to check your email for new messages regarding the status of your mortgage application on a daily basis.

We are available Monday through Thursday to meet with you via telephone or Zoom video conferencing. Please check out our online calendar.



SCHEDULE ME

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OFFICIAL STATEMENTS



YOUR HOME OWNERSHIP JOURNEY.

DOCUMENTS



OFFICIAL STATEMENTS

All lenders require **official statements** in order to adhere to Federal Regulations for mortgage lending in Canada. An official document must include the following:

Your Name
Address
Statement Date
Account Number

You will receive a separate email REQUEST: CLIENT DOCUMENTS that includes a secure link allowing you to safely transfer documents directly to your Mortgage Application.

Please be prepared to provide **official statements** for all of the following:

2020 / 2021 / 2022 official T4
2020 / 2021 / 2022 official T5 (if dividends paid)
2020 / 2021 / 2022 CRA tax return, FINAL VERSION
(the version that is filed to CRA)
2020 / 2021 / 2022 CRA Notice of Assessment
Statement for all savings accounts
Statement for all investment accounts
Mortgage Statement
Municipal Property Tax Statement

***NOTE: Mobile screenshot images are not acceptable.**

WE CAN ONLY BEGIN REVIEWING YOUR MORTGAGE APPLICATION WHEN WE HAVE ALL THE OFFICIAL STATEMENTS.

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BUSINESS FOR SELF



YOUR HOME OWNERSHIP JOURNEY.

DOCUMENTS



BUSINESS FOR SELF OFFICIAL DOCUMENTS

We want your mortgage application Experience to be one that is based on accuracy, speed, and integrity.

All lenders require specific **official statements** and **documents** to prove the validity of Business for Self Income in order to adhere to Federal Regulations for mortgage lending in Canada. For self-employed individuals including **Sole Proprietors** or directors/shareholders of an **Incorporated Company**, you should be prepared to provide official statements for all of the following:

2020 / 2021 / 2022 CRA tax return, FINAL VERSION

(the version that is filed to CRA)

2020 / 2021 / 2022 CRA Notice of Assessment

CRA Statement of Account

Financial Statements, (accountant prepared)

Articles of Incorporation

Business License, 2 years

Additional Alternate Documents may be requested including:

Official Bank Statements, 6-12months

Official Invoices

**WE CAN ONLY BEGIN REVIEWING YOUR MORTGAGE APPLICATION WHEN
WE HAVE ALL DOCUMENTS.**

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Our Results Speak Loudly of Gratitude

