

Requirements For a Pre-Approval:

- 2 Pieces of Government issued photo ID
- Employment contact information (address/telephone #)
- Proof of home address
- Proof of income
 - 4 Most recent pay stubs
 - Employment Letter containing:
 - Employee Name
 - Annual base salary or hourly pay rate (guaranteed hours only, no OT or bonuses)
 - Employment start date
 - Whether or not on probation and if so when it expires
- Proof of down payment/closing costs
 - Bank statements
 - Investment statements
- Details of current debt obligations

Requirements For a Final Approval:

- Estimate of Property Taxes
- Firm or Signed Purchase Agreement
- Name of Solicitor/Notary
- Removal of conditions
- Most recent employment pay stub confirming employment has not changed since Pre Approval



First Nations Bank of Canada

Eeyou Istchee Community Private Housing Initiative

we are here to help guide you through
the process of buying a home

Chisasibi

1-888-825-3458

 www.fnbc.ca

Steps to Home Ownership

Step 1 Understand your credit history

- Check your credit score
- A minimum score of 650 is required
- Equifax 1-800-465-7166
- Transunion 1-800-663-9980
- Credit Karma www.creditkarma.ca

Step 2 Understand your financial position

- Have a budget and work within your plans, be sure to save for the unexpected
- Be realistic with the budget numbers, you will have more success
- Review regularly as cost and circumstances change

Step 3 Understand the cost of homeownership now and ongoing

- Figure out the upfront costs such as down payment (min 5%), closing costs (estimated 1.5%), and taxes
- Ongoing payments to add to budget: taxes, insurance, utility bills
- Be ready and aware of regular maintenance and major repairs

Step 4 Financing your home

- Gather documents for credit application
- 2 pieces of ID, proof of address, income & down payment, current debt list
- Get pre-approved with bank
- Understand the basics (terms, amortization, types of interest rates, down payment/closing costs)

Step 5 Finding your home

- What do you need or want, think of your future?
- Location, size, special features, lifestyle
- Be open and aware of potential compromises, you may not get everything you want

Step 6 Maintain your investment

- Make your payments on time
- Live within budget
- Save for emergencies

Budget Categories to Consider:

Housing

Mortgage Payment
Property Taxes
Home Insurance
Home Repairs

Utilities

Heat/Energy
Power
Telephone
TV/Internet

Household Expenses

Groceries
Childcare
Child Support
Clothing
Dining Out
Entertainment

Debt

Personal Loans
Credit Card Payments

Vehicle(s)

Loan Payment
Auto Insurance
Gas/Fuel
Maintenance/Repairs



Mortgage Payment Estimates

To help you compare approx. mortgage costs based on 5.04% interest rate

Mortgage loan amount \$350,000
5 year term (must reset interest rate each term) 5.04%
25 years amortization (time to pay in full)
Approximate monthly mortgage payment \$2,044.00

Mortgage loan amount \$225,000
5 year term (must reset interest rate each term) 5.04%
25 years amortization (time to pay in full)
Approximate monthly mortgage payment \$1,314.00

Mortgage loan amount \$275,000
5 year term (must reset interest rate each term) 5.04%
25 years amortization (time to pay in full)
Approximate monthly mortgage payment \$1,606.00

Mortgage loan amount \$150,000
5 year term (must reset interest rate each term) 5.04%
25 years amortization (time to pay in full)
Approximate monthly mortgage payment \$876.00