



BUYING A HOME IN THE UNITED STATES FOR FOREIGNER

Lending in the USA is different than in Canada.

One of the most important steps in the process is to provide the required documentation as indicated below . These items may be scanned and e-mailed, faxed, or mailed

Information Needed for Loan Application – FOR ALL BORROWERS

- Most recent 2 years T-4 (statement of remuneration paid) OR Federal
- Notice of Assessments (NOA) for 2 years
- Most recent pay stub (s) from your employer covering a 30 day period
- Most recent 2 month's investment statements (stock,bonds,GIC's,RSP's)
- Most recent mortgage statement(s) for any & all mortgages on Real Estate in Canada and USA including contact person & loan number.
- Most recent 2 month's checking and saving account statements .
- Proof of homeowners insurance on primary residence and any other Real Estate owned in Canada. Must include the annual premium.
- Most recent Real Estate property tax bill on ALL Real Estate owned in Canada & USA.Must include the annual premium.
- 2 forms of ID – 1 must be a Passport or Nexus Card & 1 must be a drivers license, birth certificate or Canadian citizenship certificate

Once you have found your New Home, the following will be required:

- Copy of Purchase and Sales agreement for home you are buying .
- Proof of all down payment funds and copy of earnest money check(s)
- Name and phone number of your Homeowners Insurance agent for property
- Name and phone numbers of contact person to provide access to the property for the Real Estate Appraiser
- Contact and phone number of the condo association if purchasing a Condo.
- Application/Appraisal deposit/cost of approximately \$400.00 to \$450.00

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