



## **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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