

## **FINANCING (MORTGAGE) & OVERSEAS INFORMATION**

*The following information was prepared by Merit to help give you a better understanding of the mortgage process, fees, obligations and requirements when seeking a mortgage.*

### **DOCUMENTS REQUIRED FOR PROCESSING OF MORTGAGE:**

- Agreement for Sale (Duly completed)
- Receipt evidencing initial (deposit) payment
- Registered Commissioned Land Surveyors Report
- Valuation Report (Most institutions have a list of established Valuators)
- Up-to-date Property Tax Certificate
- Up-to-date Water payment receipt
- Copy of Certificate of Title
- Proof of closing cost and related mortgage fees
- National Housing Trust Referral Letter (if borrowing from the NHT)
- Income Verification/Job Letter
- Last 3 months pay slips
- Proof of Age (Passport, Driver's Licence, National Identification Card)
- Tax Registration Number (TRN)

### **SELF EMPLOYED AND OVERSEAS PERSONS WILL REQUIRE ADDITIONAL DOCUMENTS:**

#### **Self Employed Persons:**

- Audited Financial Statement for 3 years prepared by a public or chartered accountant, or last 3 years' tax returns.
- 12-month Bank Statement
- Cash flow projection if the business has been in operation less than 3 years

#### **Persons Overseas:**

- Tax Returns for the last 2-3 years
- Credit Bureau Report (clients from the UK, USA and Canada)
- Bank Statements for at least 6 months