Custom Mortgage Solutions…
…Creating More Life For Less.

The Gillis Group

Prepared By the Mortgage Planner at the GillisGroup

INVESTMENT PROPERTIES

If you are thinking of purchasing a property for investment purposes, let The Gillis Group take care of your mortgage needs.

Below are some basic mortgage guidelines to consider when selecting an investment property:

- Property must be prime, marketable real estate in a residential area in Canada, subject to approval by the lender
- Property must be in average, or greater, condition
- Occupancy may be anywhere from single family to a 4-plex
- Property must have legal use as a residential rental unit
- Property must have tenants with signed leases
- Basement apartments, if used, must be retrofit (Ontario & Quebec only)
- Mortgage approval is subject to a full appraisal of the property
- Rentals and time-shares do NOT qualify
- Mortgage approval is subject to a full appraisal of the property
- Mortgage approval is subject to a satisfactory credit bureau report

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