

# Down Payment Confirmation Guide

Verifying your down payment funds is an important step in the mortgage process.

Understanding down payment confirmation can seem overwhelming, but this guide will help you through the process. To comply with anti-money laundering legislation, all lenders are required to verify your down payment funds and their origins, going back 90 days. This may include the following:

## Bank Statements:

- Provide a minimum of 90 days of complete, unredacted statements from ALL accounts holding funds for the down payment and closing costs.
  - **Must clearly show:**
    - Name of account owner
    - Address of account owner
    - Name of financial institution
    - Account number
  - Additional documentation may be required for any large deposits shown on the bank statements.
  - All investments should be redeemable
  - Minimize unnecessary transfer between accounts until the lender has signed off on verification.

## Gift Letter (if applicable):

- Any gifted funds must be verified via a gift letter (supplied by us/lender) signed by the giftor, stating that the gift does not need to be repaid.
  - The giftor may need to provide bank statements showing access to the funds.
  - Funds should be gifted via bank draft, with a copy/photo of the draft provided.
  - A receipt confirming the gifted funds have been deposited into the borrower's account a minimum of 15 days prior to closing.

## Separation Agreement or Will (if applicable):

- If funds are coming from a separation or inheritance, a letter from a lawyer verifying the source of funds and a trust ledger will be required.

If you have any questions or need assistance with the documentation process, please don't hesitate to reach out. We're here to help you every step of the way.