

# Client Experience

## Closing Day

## Guide

Everything you need to know about the mortgage process, and creating more wealth through home ownership.

READ OUR  
PARTNER Q&A

PREferred PARTNERS



FRONTDOORMORTGAGE.CA



# The dream of home ownership should be exciting.



Regardless of whether you are refinancing your current mortgage or purchasing a home, the Mortgage Application experience is complex.

This is where we come in.

We have a combined 23+ years of mortgage lending experience and that means we will do everything possible to ensure the process is as simple as possible and that we provide you with knowledge along the way so you can make informed decisions.

So let's get started and get you on your way to creating more wealth!



*Dave Fullerton*  
MORTGAGE BROKER



# The Mortgage

## Road Map

01

### Application

The first step is creating a Client Profile, schedule a meeting, and download our Mortgage App.

02

### Pre-approved

After we have reviewed all important documents, and determine which mortgage features match your goals, we will submit to your lender if required.

03

### House Search

With the help of one of trusted Realtors, locate a property and make an Offer.

04

### Under Contract

You and the seller will come to an agreement on the terms and conditions of the sale.

05

### Underwriting

Your Application will be sent to the mortgage lender for a thorough review.

10

### Homeownership!

The best part of the whole process!! Congrats on becoming a homeowner.

09

### Clear to close

The mortgage lender has released Mortgage Terms and Instructions to your Notary Public or solicitor.

08

### Firm Approval

The mortgage lender will respond that all conditions have been satisfied.

07

### Appraisal

In most cases, appraisal will be ordered to confirm the property value.

06

### Conditional Approval

The mortgage lender issues a Commitment, conditional upon receiving additional documents.

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# YOUR HOME OWNERSHIP JOURNEY.

KNOWLEDGE



## PREPARING FOR CLOSING DAY

Your Closing or Completion Day is approaching. This is the day you will meet with your Notary Public or solicitor to review and sign your new Mortgage Terms.

We will provide an initial introduction to our preferred advisor, Zancope Notary Public, or to one that you choose.

**We recommend contacting your Notary Public or solicitor at least 10 business days before** your Closing Day to schedule an appointment. You may be required to complete a Client Identification form which is required by provincial law. You should be prepared to provide the following documents at your appointment including:

- Two valid government IDs with a photograph
- A sample void cheque
- Bank draft for net funds required in the event of a purchase

**At this appointment, you will review and sign the:**

- Mortgage Terms include rate, amortization, and re-payment privileges.
- Title Transfer documents between you and the seller transferring ownership of the property
- Review the Statement of Adjustments which includes any number of additional expenses and Closing Costs related to the mortgage transaction

**On the Closing Day, your Notary Public or solicitor will handle the following remaining tasks:**

- delivery of closing funds to the seller's lawyer
- Completing any Solicitor Conditions required by your lender including paying out specific loans
- confirming registration of the new mortgage

CREATE MORE WEALTH



# YOUR HOME OWNERSHIP JOURNEY.

KNOWLEDGE



You should also contact your current home insurance broker and explain that you have either refinanced or purchased a home and the mortgage lender will require an Insurance Binder naming the lender as a first loss payable.

We partner with Valley-Wide Insurance and would be happy to introduce you to them.

For more information and to read our popular Q&A with Zancope Notary Public and Valley-Wide Insurance Brokers

This link will take you there >>> [CLOSING DAY EXPERT Q&A](#)

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# Our Results Speak Loudly of Gratitude

