

# Navigate Rental Properties

## Investing in rental properties presents a unique set of challenges and opportunities.

Whether you're a first-time investor or an established landlord seeking to grow your portfolio, understanding the landscape is crucial.

Whether it's your first door in the fleet or you're looking to expand your current portfolio there is always more to know. Which lenders restrict the number of rentals? What lender allows the highest offsets?

Rental property acquisition can be tricky to navigate. If you're looking to add that property or, you just have questions, we'd love to help.

We have access to over 80 lenders in both the A and alternative side lending. We would love to help.

**But no matter who you choose, there are some documents you will require for any of the lenders.**

## Thanks for downloading your list of documents.

Our job as mortgage specialist is not unlike a chef. You the client are going to give us the ingredients and we make a meal a lender wants to eat.

### So the ingredients you will need are:

- Last two years T4's**
- Last two paystubs**
- Letter of employment**
- Drivers License Front and Back**
- Proof of downpayment (remember it must be in an account for 90's unless gifted)**
- Accepted Offer to purchase**
- MLS Feature Sheet**
- Your Lawyer**
- Address of all other rental properties**
- Tax Assessment of all other rental properties**
- Tax Notice of all other rental properties (to prove taxes have been paid)**
- Lease agreements for all other rental properties**
- Mortgage Statements for all properties owned by you**

**This is a brief list and may be subject to change depending on your individual situation. If you have any questions, please feel free to contact us.**



Hi, I'm Glenn Jorgensen. Welcome to EBS Mortgages, a proud team member of Mortgage Architects we strive to be your trusted partner for all your home financing needs in Canada. As a leading mortgage broker in Canada, we are committed to providing personalized and comprehensive mortgage solutions to help you achieve your homeownership goals.