

Reliable's "It's a Done Deal" #28

Particulars

Property: A single family home in Surrey, BC

Value: \$625,000 (confirmed by Reliable approved appraiser – HCLG)

Mortgage Request: \$468,000 1st mortgage

Notable Details

- The requested mortgage funds are for a purchase.
- The purchase is a private sale.
- The seller is a family member of the buyer.
- The sale price is \$500,000 (\$125,000 less than the appraised value).
- The down payment of \$32,000 is coming from the borrower's parents.

What Reliable Did

- Reliable met with the originating broker, the borrower and the seller of the property to understand why the sale price is below market value. It was explained to Reliable that the borrower is purchasing for below market price due to the value he has added to the property with renovations.
- Reliable registered a 1st mortgage on the property to complete the purchase.

Key Points

- Reliable goes by the appraised value, not the purchase price.
- Reliable does not focus on where the down payment comes from.
- Reliable is a common sense lender – if the deal makes sense, we do it.

“The Reliable Team”

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