



BiggerPiggyBank.com
Mortgages by Assured Mortgage Services

Your Road Map to Mortgage Success!

Are you on the road to mortgage success? Securing the right mortgage is a *journey*, not a destination! The experts at **BiggerPiggyBank.com** offer these steps to guide you along – solid advice to ensure you arrive safely!

That's us! We've got about 90 lenders to shop with, billions of dollars in mortgages under our belts, and decades of solid experience. We're experts, and we'll take care of you.

1. Choose the right mortgage partner



Gone are the days when a pay stub was enough to secure a mortgage. New laws ensure privacy, security and anti-fraud. Sometimes the application process is strict. We'll take you through it – don't worry.

3. Understand the rules have changed



70% of mortgages don't go to term because we can't see 5 years into the future: job loss, relocation, new child, separation, parent moves in... all can happen. We'll make sure you know exactly what you are signing.

5. Remember - life happens



Of course, you want that really low advertised rate, but it's important to read the fine print: big penalties to make changes or payout early, or the unknown registration of a collateral mortgage can end up costing you a lot in the long run.

6. Understand the mortgage conditions



Variable rates are the lowest lenders offer. However, your payments may go up if the prime rate fluctuates. Fixed interest rates are a bit higher, but they are locked in for your term – reducing your risk.

7. The lowest rates are low for a reason



Ah, paperwork! Your application requires a lot of information. This is mandatory. We'll give you a list of what's required once we know more about you. Delivering everything when asked makes it a smooth and easy process.

8. What should you bring?



9. Just renewing? Get ahead of it

Half of homeowners pay more than they should at renewal. Your lender doesn't want you shopping around and may not give you much notice to renew. Talk to us a few months in advance and we'll explore your best options.



10. You're home!

Low rates – solid advice. That's the Bigger Piggybank advantage! Now, where did you pack the pot holders...?

2. Buy what you can afford



Your budget is what you're comfortable paying – not what a bank may have pre-approved you for. Is your dream home older, with high repair costs? Are renovations planned? What about retirement, education and rainy-day savings?

4. Be prepared to back up your down payment



Those anti-fraud rules require buyers to verify the source of your down payment. Whether you're using savings, a gift, RRSP, proceeds from another house – we'll discuss the back-up that's needed.