

# ABOUT US

It all started with a vision to help clients seek and obtain the best mortgage rates available to them. With this progression of a worthy idea, we created the Mortgage Suite team, and all the tools and spreadsheets to help clients understand, obtain, and finalize their mortgage transaction in a timely manner.

We are a team of mortgage professionals dedicated to helping clients through accessing the equity in their home. We educate and help clients understand their borrowing needs, In addition, we help clients budget, prepare for their home purchase, and save them time and money in the process.

## NEED HELP GETTING APPROVED?

Contact our team for more information on getting the rate you deserve or scan here and start your Pre-Qualification Application!



## Contact Us

519.419.3825  
info@mortgagesuite.ca  
1821 Provincial Road Windsor ON

For more information and access to free mortgage tools and resources visit [mortgagesuite.ca](https://mortgagesuite.ca)

# BUSINESS- FOR-SELF MORTGAGE

Helping Self-Employed & Commission-Only Income Earners Get Their Mortgage Approved



**MORTGAGESUITE**  
YOUR PATH TO A BETTER MORTGAGE  
Powered By DLC FC Funding Lic No. 10671 - Independently Owned and Operated

## MORE INFORMATION

A 'Stated Income' product allows you to increase your annual income by using either 6 or 12 months of your business account deposits less the expenses either from the account statements or by stating your expenses and using the balance of that as your total annual income.

Documents you will need to provide include bank statements, invoices to match deposits, the most recent notice of assessment, CRA statement of account to show either no balance or amount owing, and more. Your agent will give you a complete list of required documents according to your file.

With more than 121 lenders to choose from, we have many solutions for many different situations



## BFS MORTGAGE PRODUCTS

- BFS Verified Income
- BFS Non-Verified Stated Income

We have products to help with...

- Purchase and Sales
- Refinance
- Renewal
- Second Mortgage
- Home Equity Line of Credit
- Reverse Mortgage
- Power of Sale
- Debt Consolidation
- Gifting Equity

## How We Helped Stacey Get Qualified Using Stated Income

Stacey is a construction contractor and gets paid per job. She has been incorporated for more than 2 years and does her taxes on time every year. Stacey claims everything in the books but doesn't claim any of her cash jobs, and side jobs she does on her own time. These cash jobs make up 1/3 of her annual income. Stacey is claiming as many expenses as she can to keep her tax balance as minimal as possible. For the past two years, Stacey has netted less than \$30,000 each year and doesn't qualify for very much of a mortgage.

We took Stacey's 6 months' bank statements, added up all of the deposits, annualized that amount and subtracted her expenses. After matching some deposits with invoices, we were able to show \$80,000 of annual income and get Stacey approved for her mortgage.

## Need more information?

Book a meeting with a licensed Mortgage Suite professional today!

