

REIN Joint Venture Secrets

Ownership Structures-- Simple, **Personal** & Basic

Most Simple and Basic
Way to Structure.



Banks look most favorable to this form of structuring, because of personal guarantees and full disclosure from the beginning

Real Estate Expert

- Personally on Title
- Personally on Mortgage
- Undivided 50% Interest
- Tenants in Common

Money Partner

- Personally on Title
- Personally on Mortgage
- Undivided 50% Interest
- Tenants in Common

Signed and
Enforceable Joint
Venture Agreement

Optional have the Joint Venture Agreement filled and registered on Title. However please note that this document will now be public domain information available for anyone to view

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Ownership Structures-- Simple, **Corporate** & Basic

Simple and Basic Way to
Structure, between
Personal and Corporation



Check first with your bank that you are using to qualify, sometimes lenders will not lend to Corporations. Full disclosure and pre-approval is the best course of action

Real Estate Expert

- Corporation on Title
- Corporation on Mortgage
- Undivided 50% Interest

Can also be reversed.
Real Estate Expert
personally and the
Money Partner
Corporately

Money Partner

- Personally on Title
- Personally on Mortgage
- Undivided 50% Interest

Signed and
Enforceable Joint
Venture Agreement

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Ownership Structures-- One Partner Ownership

Only One Partner Can
Qualify for Mortgage



Typically this is used is one Joint Venture Partner can not qualify for a mortgage and the stronger of the 2 candidates qualifies for the mortgage. Upon closing the Title has to be in the same name as the person on the Mortgage.

Real Estate Expert

-or-

Money Partner

Signed and
Enforceable Joint
Venture Agreement

- Typically the stronger of the two
that can qualify for the mortgage
- Personally one person on Title
- Personally one person on
Mortgage

Party not on Title registers
a document on the Title
(Caveat or Caution) after
closing protecting their
interest in the property

John Jones of City of any town Saskatchewan, claims a beneficial interest as an owner pursuant to a Joint Venture agreement dated April XX 20XX
(Talk to your lawyer for specific wording on this document, and you lawyer can draft up and file these documents for you). Typically completed 3 - 6 months after closing talk to your lawyer

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Ownership Structures-- Corporate Ownership

Newly Formed Corporation
Holds Property As Trustee



First find out if the Corporation you are buying the property with can qualify for the Mortgage. Staring to get more complicated, consult an incorporation lawyer and your accountant for further details and professional advice

Real Estate Expert

- Personally or Corporately owns XX% share of the newly formed Corporation
- share split to be determined by the parties involved

Newly Formed Corporation

- Corporation holds the property as trustee for Joint Venture Partners

Money Partner

- Personally or Corporately owns the remaining XX% share of the newly formed Corporation
- Share split to be determined by parties involved

Signed and
Enforceable Joint
Venture Agreement

More complication and sophistication required. Use Joint Venture Agreement template #1 as a guide. Seek legal advice

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Ownership Structures-- Corporate Ownership- U.S.A.

Corporation Holds Property-
Investors have U.S.A.



Money Partner(s)

- Personally or Corporately owns XX% share of the Corporation
- Share split to be determined by parties involved

Real Estate Expert(s)

- Personally or Corporately owns XX% share of Corporation
- Share split to be determined by the parties involved

Corporation Owns Property

- Investors have a Unanimous Shareholders Agreement in place
- May have multiple Investors

Very detailed and complex set of agreements. Consult, legal, and accounting/ tax advice based on your and your Partners specific details of your deal.