

PRIVATE & CONFIDENTIAL

MORTGAGE PRE-POSITIONING CONSULTATION FORM

What's the difference between a Pre-position and a Pre-approval?

A pre-approval is typically used for owner-occupied properties only. Since buying a rental property involves cash flow, the debt service ratios cannot be calculated until you know the rental income on the property you are buying. As such, it is impossible to get pre-approved when buying a rental property.

What should I do?

It is critical to have a 'Pre-positioning' conversation with your Mortgage Broker and take into account the impact of cash flow on your next purchase. Once you have filled out the information on the page below, we can analyze your portfolio from a 3000 foot view. A proper consultation will allow you to see the obstacles before you encounter them and position you to not only make your next purchase but achieve your goals as well.

**Please fill out the information below and return it to us via email
clientcare@peterkinch.com or print and fax to us at: 604-939-8307**

NAME: _____ PHONE: _____

EMAIL: _____

Are you a REIN Member? _____ Do you have a 5 Year Plan? _____

Do you own your Residence? _____ Value: \$ _____ Mortgage: \$ _____ LOC: \$ _____

Monthly Mortgage Payments: \$ _____ Monthly Property Taxes: \$ _____

Do you own Rental Property? _____ Market Value of current Portfolio: \$ _____

Total monthly amount of mortgage payments on Rental Portfolio: \$ _____

Gross Monthly Rental Income: \$ _____

Total household income: \$ _____ Total RSP: \$ _____ Non RSP Liquid Investments: \$ _____

Monthly Credit Card Balance: \$ _____ Monthly Payments: \$ _____

How many properties do you plan to buy over the next 5 years? _____

