

**\*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? \_\_\_\_\_

