



# WELCOME HOME

**Establish yourself in Canada & make yourself at home**

Sagen's New to Canada Program (NTC) makes it easier for newcomers to get financing and to purchase their first home.





# 5 Ways to Get Ready for Canada

**Moving to Canada? Here are five important ways to plan ahead for a smooth transition.**

## 1. Collect Your Documents

Don't wait until the last weeks to get your paperwork in order. Along with your Canadian immigrant visas (if applicable), permanent residence confirmation and a list of goods you plan to bring to Canada, you will need the following:

- Valid passports or other travel documents
- Birth or baptismal certificates
- School records, education diplomas or degrees, and transcripts
- Medical and dental records, including vaccination records
- Marriage certificates and divorce or separation papers
- Adoption records (for any adopted children)
- Driver's licences

If your documents are not in English or French, obtain a translation of each document from a credible translation agency and include an affidavit from the translator for each document, as well as a certified photocopy of the original documents.

## 2. Find A Temporary Home

Before securing long-term housing, you'll need temporary lodging. Staying with friends or family is ideal, but if that's not possible, look into alternatives such as a hotel or short-term rental in a central location. Booking your lodgings well in advance will help you save money.

## 3. Look For Employment

When applying for work opportunities (a useful source is Job Bank), gather your educational diplomas or degrees, as well as trade or professional certificates and licences, and letters of reference from past employers.

Some international education, experience and professional credentials may not be recognized in Canada. Consult an approved assessment agency to see if your credentials meet Canadian standards – and find out what to do if they do not.

## 4. Buy Health Insurance

Canada has a universal health care system, but there is a waiting period before you're eligible. During that period, you may want to consider researching options for health coverage.

## 5. Do Your Research

One of the best ways to prepare for your move is to practise (or start learning) one of Canada's official languages: English or French. The ability to speak a local language will help you settle into your new community sooner.

Next, think about where you want to live. Research different communities to find options that appeal to your budget, lifestyle and other needs. Students and parents should research education and schools, too.

This article is not intended to constitute legal advice; instead all information, content and materials are for general information purposes only. You should seek legal advice from an immigration lawyer or other such expert with respect to your particular case.

To learn more, visit [sagen.ca/ntc](https://sagen.ca/ntc)







# Buying a New Home in Canada

The good news is that buying your first home is not as difficult as you may think. Here are three things that will help you get started on your journey to homeownership.

## 1. Expert Real Estate & Mortgage Advice

One of the biggest challenges new Canadians may face comes from confusion about the homeownership process. Get your homebuying and financing questions answered by experts such as a REALTOR®, real estate agent, bank representative, mortgage broker or a mortgage specialist at your local bank.

## 2. Down Payment & Other Fees

Homebuying costs typically do not differ much between newcomers and other Canadians. Traditionally, homebuyers make a down payment on the purchase of their home. Qualified new immigrants can purchase with as little as five per cent down under Sagen's New to Canada program – just like any other Canadian.

Likewise, you will need to pay closing costs (legal fees, disbursements, land transfer taxes, an appraisal fee and title insurance) when you purchase a home. The more you save toward your down payment and closing costs, the sooner you can buy your own home.

## 3. Proof Of Employment & Credit History

To be approved for a mortgage under the NTC program, you will need proof of stable employment (collect your pay stubs or ask your employer for a letter).

Given that your established credit history in Canada may be limited, you will also need to provide either a satisfactory international credit report or demonstrate timely payments (no arrears) for the past 12 months on rental payments and one other alternative source such as utility payments. (If you are unable to provide these two requirements, you may still be able to purchase a home with a larger down payment.)



To learn more, visit [sagen.ca/ntc](https://sagen.ca/ntc)







# Homebuying Help for New Canadians

Saving enough money for a down payment can be the biggest challenge to buying your first home. Here are three government programs that can help you afford the down payment on your very own “home, sweet home.”

## 1. Home Buyers’ Plan (HBP)

The Canadian government’s Home Buyers’ Plan allows first-time homebuyers to withdraw up to \$35,000 tax-free in a calendar year from their registered retirement savings plans (RRSPs) to put toward the purchase of a home (note that the withdrawal must be repaid over the next 15 years).

As a newcomer, you may not have been paying into your retirement plans for several years, but that’s fine. You can deposit funds into an RRSP until 90 days before withdrawing them under the HBP, in order to receive the tax benefit.

## 2. Home Buyers’ Tax Credit (HBTC)

This federal government program allows first-time homebuyers to claim a non-refundable tax credit of up to \$750 in the year they purchase a home.

## 3. GST/HST New Housing Rebate

This federal rebate allows homeowners to recover some of the goods and services tax (GST) or the federal part of the harmonized sales tax (HST) paid for a new-build or substantially renovated home.

**Don’t Forget:** You can buy your first home in Canada with as little as a five per cent down payment. Talk to a mortgage professional about Sagen’s New to Canada program and how it can help you start your next journey – to homeownership!



# Contact me to get started

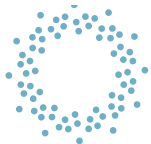
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