



YOUR HOME VALUE

Whether you are purchasing a home or looking to refinance, determining a property's value is an essential step in the mortgage application process. You can help by providing precise and accurate information about your property to your Mortgage Professional.

How the Current Value of Your Home or Property is Assessed

The value of a property is determined by a number of different criteria, each of which can influence how much your home is currently worth. These criteria range from the square footage and the age of your home, to its location, construction quality, architectural features and even the number of bathrooms.

It is important to remember that a **property valuation** is not a fixed or permanent number. It is simply a snapshot of what your home is worth today, in relation to current market conditions and what other, similar properties are selling for. This value can change over time based on improvements to the property, as well as changes in your neighbourhood and the overall housing market.

Property Valuation and Mortgages

When applying for a mortgage, your Mortgage Professional will ask you a series of questions about your property. This information will help establish the property value, a critical element for determining the amount of your mortgage loan.

If you are **buying a home**, for example, your mortgage application will include the purchase price along with a detailed description of the property. For **refinancing**, the lending value will be established after considering recent sales in your area, the latest municipal value assessment and any significant improvements you have made to the property. If you want to add the cost of any planned improvements to your mortgage application, be sure to provide all of your plans and cost estimates.

To help the process go as quickly and smoothly as possible, use the attached **worksheet** to identify and collect the information you will need to complete your mortgage application.

A Professional Appraisal

A professional appraisal may be required if a more in-depth assessment of the value of your property is needed.

This process includes a professional assessment of the property's physical and functional characteristics, a detailed comparison of the home to recent comparable sales in nearby areas, and an assessment of current market conditions affecting the property. It is important to allow the appraiser access to the property in a timely manner, in order to minimize the time required to obtain financing.

From time to time, the property value assessment will not support the loan amount requested. Should this happen, talk to your Mortgage Professional, realtor or other members of your team of homebuying professionals to explore the options that are available to you.

Property Information Worksheet

Your Mortgage Professional will require the following property-related information to complete your mortgage or refinance application.

If you are purchasing a property, simply provide your Mortgage Professional with the following documents where this information can be found:

- Realtor description sheets
- Municipal property assessment
- MLS Listing®
- Former appraisal, if available
- Purchase Agreement

If applicable, identify planned or recent improvements in the Improvements to Property section.



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For more homebuying tips, contact me or visit CMHC's interactive Step by Step Guide at www.cmhc.ca. CMHC is Canada's largest provider of mortgage loan insurance, helping Canadians buy a home with a minimum of five per cent down. Ask your mortgage professional about CMHC.

Property Information Worksheet

Property-Related Information	
Applicant Name(s) and Complete Property Address (including Postal Code):	
Purchase Price (or requested lending value for refinance): \$	
Current Annual Property and School Taxes: \$	Age of Home:
Municipal Property Assessment: \$	Number of Legal Units:
Original Purchase Price (if Refinance): \$	Month / Year Purchased:
Lot Size: <input type="checkbox"/> square feet <input type="checkbox"/> square meters	
House Type: <input type="checkbox"/> Detached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row Housing <input type="checkbox"/> Apartment <input type="checkbox"/> Other (please describe):	
House Style: <input type="checkbox"/> One Storey <input type="checkbox"/> One and One-Half Storey <input type="checkbox"/> Two Storey <input type="checkbox"/> Three Storey <input type="checkbox"/> Bi-level or Split Entry <input type="checkbox"/> Split Level	
Ownership / Tenure: <input type="checkbox"/> Freehold <input type="checkbox"/> Condominium <input type="checkbox"/> Leasehold	
Liveable Floor Area: <input type="checkbox"/> square feet <input type="checkbox"/> square metres	
<i>This number may be obtained through a realtor, property assessment or former appraisal. You can confirm this figure by measuring the square footage yourself, making sure to exclude three-season sunrooms, porches, patios, basements and garages.</i>	
Number of Bedrooms: <i>(Located in liveable floor area)</i>	Number of Bathrooms: <i>(Located in liveable floor area)</i>
Garage Type: <input type="checkbox"/> None <input type="checkbox"/> Attached <input type="checkbox"/> Detached	Spaces: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other
Heating Type: <input type="checkbox"/> Electric Baseboard <input type="checkbox"/> Forced Air / Gas / Oil / Electric <input type="checkbox"/> Hot Water <input type="checkbox"/> Other	
Water: <input type="checkbox"/> Municipal <input type="checkbox"/> Well	Sewage: <input type="checkbox"/> Municipal <input type="checkbox"/> Septic
Other relevant property characteristics (e.g. quiet neighbourhood, finished basement, cul de sac, waterfront, etc.):	

Improvements to Property		
Visit the Appraisal Institute of Canada's Renova website to see the average return on investment for some of the most common home improvement projects.		
Description of Improvement*:	Completion Date:	Approx. Cost:
1.		\$
2.		\$
3.		\$

*Provide supporting estimates and/or plans to your Mortgage Professional.