



First Time Home Buyers.....

**No Down Payment?**

**No Problem!!!**

The biggest obstacle for first time home buyers is the belief that they don't have the resources for down payment. With many new innovations in the mortgage industry this is no longer the case. First time home buyers now have many options! There are so many ways to create a down-payment for first time home buyers. The following plans may be applied to your individual situation.

1. The "No down-payment plan" is available for people with very good credit at the best interest rate.
2. The "Cash back for down-payment plan" is available for people with a little better than average credit at the banks posted rate which is usually 1.5% higher than the best interest rate.
3. The "flex-down" were you can borrow your down payment and you can still qualify for the best rates.
4. The "No down-payment plan with alternate lenders" this plan is available to people with average credit at rates between 3-3 ½ high than the best rate.
5. The "Best kept secret plan".

The home buyers plan is the best kept secret, it is a winning formula that enables you to withdraw funds from your RRSP to help your purchase your first home. This best kept secret is a means to help you accumulate down-payment for your new home.

An additional bonus to this program is if you do not have enough money in your RRSP or do not have an RRSP, don't let this prevent you from fulfilling your dream of owning your own home. There is a solution; the HBP loan. This HBP loan will do the same as if you had your own RRSP's! and not affect your credit rating or your debt service ratios.

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