

How Fraction looks at income



At Fraction, income confirmation is required.

While the borrower has no mortgage payments, confirming that borrowers have access to money to pay property taxes, home expenses (heat) and live life is necessary.

The following are acceptable forms of income with the appropriate method of confirmation:

1. Employment Income:

- 2 years of tax documents (Notice of assessment (NOA), T4, or T1 General)
- Letter of employment (LOE) and 2 most recent pay stubs
 - (LOE) must mention duration of employment, annual salary or hourly wage
 - If hourly, must also include if hours are guaranteed, if so how many per week/month

2. Business for Self Income:

- 2 years NOA or T1
- 6-12 months of bank statements
 - If bank account is in the business name we would also require something showing client ownership of the business

3. Pension:

- 2 years of tax documents (T1, NOA, T4A, or T5)
- 6 -12 months bank statements

4. Foreign Income:

- Job contract, 2 most recent paystubs and confirmation of current employment
- 6-12 months of bank statements

5. Investment Income:

- Statement of accounts
 - Depending on the type of investment what we ask for will be different
 - e.g. Crypto we want a statement from their crypto wallet, standard savings we would just collect a statement of that account

6. Rental Income

- 6 months of bank statements
- Lease agreement

7. Other:

- If income does not fall into any of the above categories, please speak to your BDM.