FOR SELF-EMPLOYED & BUSINESS OWNERS

Self-employed? You’re not stuck.

Write-offs are great at tax time but can make your income look small to a bank. Here’s how self-employed Canadians still get approved.

A free guide

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THE REALITY

Self-employed? You’re not stuck

Write-offs are great at tax time — but they make your income look small to a bank, which looks at your income after expenses. Here are the two ways self-employed Canadians still get approved.

Path 1 — Traditional (best rates)

Use your last 2 years of income from your Notice of Assessment and tax returns. If your reported income supports the mortgage, you get the same sharp rates as everyone else.

Path 2 — Business-for-self programs

If your reported income is low, some lenders accept your bank statements or business income instead, usually with a slightly larger down payment (often 10%+). Rates are a touch higher, but it gets deals done.

BE READY

What to prepare

Have these ready

- Last 2 years' Notice of Assessment (NOA) and T1 tax returns
- Business financials or business bank statements
- Proof your business is active: GST/HST number, invoices, or a business licence

STRENGTHEN YOUR FILE

Tips that move the needle

- Don't over-write-off in the 2 years before you buy — lower taxable income means a smaller mortgage
- Keep your taxes filed and any amounts owing paid
- A bigger down payment opens more lenders and better pricing

Buying your first home too?

You can still use the FHSA (up to $8,000/yr, tax-free) and the RRSP Home Buyers' Plan (up to $60,000). Ask and I'll help you line them up.

LET'S GET YOU MOVING

Ready to start?

Let’s find out what you qualify for — no cost, no pressure. Start your application in minutes with the link below, or reach out and we’ll map out your options together.

START YOUR MORTGAGE APPLICATION

Scan the code, or visit:

r.mtg-app.com/anmol

Takes about 15 minutes · secure

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Call or text (902) 919-9487

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