

Own your home with a Servus Halal Mortgage



An alternative way to finance your home purchase

Servus Halal

Servus Halal, launched in 2025, provides alternative finance products, including halal mortgages. As a wholly owned subsidiary of Servus Credit Union Ltd., all our products are certified by the *Canadian Islamic Finance Board*.¹

What Is a Halal Mortgage?

A halal mortgage is an alternative finance structure to conventional interest-based home financing. Instead of charging interest, this structure charges cost plus agreed-upon profit. A halal mortgage is certified in accordance with principles of Islamic finance.

How does the Servus Halal Mortgage work?

Servus Halal buys the home from the seller and resells it to you under a Murabaha agreement. The price includes the original cost plus an agreed-upon profit amount for Servus Halal. The 25-year repayment plan gives you predictable payments and full visibility into the total cost of your mortgage.

FEATURE	DESCRIPTION
Accessibility	Accessible to all individuals interested in purchasing a property in Alberta. NOTE: Customers of Servus Halal are not required to be members of Servus Credit Union Ltd. Products sold by Servus Halal are not eligible for Profit Sharing.
Mortgage Term & Amortization	25 Years
Down Payment	A minimum of 20% of the property value is required.
Eligible Property Types	This product is available for existing properties and newly constructed properties that are complete or near to completion.
Profit Rate	Profit is calculated using a fixed profit rate for the term of the mortgage.
Insurance	Property insurance is required.

¹The Canadian Islamic Finance Board (CIFB) is a not-for-profit organization with representation from many mosques across Canada.

Application Process (COMPLETE THESE STEPS IN ORDER)

1. Get started

Visit [Servushalal.ca](https://servushalal.ca) to review the [Preapproval Checklist](#) and [Step-by-Step Guide](#). These tools make it easy to prepare for and understand the process.

2. Preapproval meeting

At your appointment, we'll review your income, credit history, and down payment. If approved, you'll receive a mortgage preapproval.

REQUIREMENTS:

- Minimum 20% down payment (e.g., \$100,000 for a \$500,000 home).
- The down payment must be held in a Canadian financial institution for 90+ days before applying.
- Gifted funds may be allowed but require extra documentation.

3. Preapproval appointment documents

All applicants must attend and bring:

- Two valid government-issued identifications (e.g., driver's license, Canadian passport, Permanent Resident Card).
- Current address (plus previous address if at current address less than 3 years).
- Current employment details (e.g., employer's address, phone number).
- Previous employment details (if current employment is less than 2 years).
- Verifiable income sources (e.g., pay stub, employment letter, bank statement showing direct deposit, investment statement).
- If self-employed: Notice of Assessment and T1 General from the last 2 years' tax returns.
- Social Insurance Number.
- Down payment confirmation with 90-day history (e.g., bank/investment statements, gifted funds).

NOTE: Additional documents may be required based on your situation.

4. Choose your home

- Work with a realtor or search independently to find a suitable home.
- Notify your Servus Halal Financial Advisor immediately upon selecting a property to confirm the home's eligibility for Servus Halal Mortgage financing.
- We'll then arrange the necessary financing steps.

5. Servus Halal submits offer

Servus Halal collaborates with you to purchase the property which is later resold to you as part of the Murabaha Agreement.

6. Offer acceptance and commitment

After the seller accepts the conditional offer, you confirm your commitment:

- Sign a **Letter of Intent** agreeing to proceed with Servus Halal's Murabaha financing.
- Provide your **purchase deposit** (this equals your minimum 20% down payment), to be held in Trust with lawyers.

7. Due diligence

- **Property appraisal:** A professional assessment confirming the property's fair market value.
- **Home inspection:** A professional property inspection confirming that the home is suitable for financing and free of issues.

NOTE: Appraisals and inspections protect your investment and ensure financing eligibility. If the property meets all requirements, you instruct us to proceed.

8. Finalize purchase and ownership transfer

- Servus Halal takes possession of the home.
- You'll complete the final paperwork, and the home will officially be yours.

9. Congratulations homeowner!

- Your monthly payments start within one month of you taking possession of the property.
- Under the Murabaha agreement, payments remain fixed for the 25-year term.

Do you qualify?

View the [Preapproval Checklist](#)

NOTE: We are testing all Servus Halal systems and processes through the summer of 2025. Our specially trained employees are eager to begin serving Halal Mortgage customers and supporting more Albertans in their home ownership journey later in 2025! Please continue to watch [ServusHalal.ca](https://servushalal.ca) for news about our progress.

