



Servus Halal Mortgage Preapproval Checklist

Use this checklist to see if you're ready to apply for a Servus Halal Mortgage. Meeting these requirements won't guarantee approval, but it will help you get ready.

Do you qualify?

Down payment

- ☐ You'll need at least 20% of the home's price (for example, \$100,000 on a \$500,000 home).
- ☐ Your down payment must be in a Canadian bank account for at least 90 days before applying.
- ☐ Gifted funds may be allowed with documentation.
- ☐ Before moving forward, you'll sign a Letter of Intent and a purchase deposit (equaling your down payment) will be placed in Trust with a lawyer until the sale closes.

Income

- ☐ You'll need enough steady income to support your mortgage payments.
- ☐ We'll confirm your income during the application, but you can estimate your budget now using our [Servus Mortgage Calculator](#) or the [Government of Canada's Mortgage Qualifier Tool](#).
- ☐ If you're self-employed, expect to provide some extra documentation, like tax returns.

Credit and financial history

- ☐ A credit score of at least 650 is required.
- ☐ Not sure where you stand? Here's how to [check and improve your credit score](#).

Eligible property types

- ☐ The property must be located in Alberta (if you're moving from another province, we may need additional documents).
- ☐ Existing properties and newly constructed properties that are complete or nearly complete.
- ☐ Mortgage transfers from other financial institutions are not eligible at this time.

What to bring to your preapproval meeting:

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).
- ☐ Depending on your situation, additional documents may be required.

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](#) for news about our progress.