

Gift Letter

To Whom it may concern:

Please be advised that I/We are giving _____ (a)

Who is my _____ (b)(Relationship: i.e. Son/Daughter etc.)

The sum of \$ _____ (c)to be used as part or all of the
downpayment, including the 1.5% of the purchase price for closing costs if
applicable for: _____ (d)

The source and or location of these gifted funds is/are:

_____ (e)

We hereby certify that:

- 1) The money is a genuine gift from the donor, and therefore does not ever have to be repaid.
- 2) No part of the financial gift is being provided by a third party having an interest, direct or indirect, in the sale of the subject property.

Donor/Giftor	Applicant/Borrower
Name: _____	(f) _____ (g)
Address : _____	(f) _____ (g)
Phone: _____	(f) _____ (g)
Signature: _____	(f) _____ (g)

Please Fax to Glen Kelleway of Kelleway Mortgage Architects

Toll Free Fax 1-866-683-6788

Gift Letter

Why do we need one:

The Government of Canada requires that the “Lender” and all parties involved in the transaction of lending funds confirm with documentation where down-payment and closing costs funds are originating.

---- See reference to Bill C-61 and Bill C-22 below

Thus it is a requirement that all parties handling funds or facilitating financing confirm the source of the down payment funds.

NOTE: Most lenders will only allow gifted funds from direct family members such as;

Parents to Children or
Children to Parents and
Between siblings

- a) Name of the person who is receiving the funds
e.g. *John Smith*
- b) Relationship
e.g. *Son*
- c) Total funds to be given
e.g. *12,000 CAD*
- d) Property Address
e.g. *Apt 1205 – Pine Street NiceTown BC*
- e) Source the gifted funds are originating from
e.g. *TDCT savings account Burnaby BC*
- f) Details of the Person(s) giving the “Gift” and their **SIGNATURE**
e.g. *Name, Address, Phone #, Signature*
- g) Details of the person(s) receiving the “Gift” and their **SIGNATURE**
e.g. *Name, Address, Phone #, Signature*

January 1, 1989, the *Proceeds of Crime Act (Bill C-61)* came into force....

Replaced later on

June 29th, 2000, *Bill C-22: the Proceeds of Crime (Money Laundering Act)* was proclaimed into law