FREE GUIDE · FOR NEW CANADIANS IN ALBERTA

New to Canada? You Can Own Here.

You do not need a decade of Canadian credit history to buy a home here. The newcomer programs, the credit shortcuts that are actually legitimate, and the paper trail that makes your file easy to approve.

- Who qualifies: permanent residents, work permit holders, and the rules for each
- The thin-credit problem - and the newcomer programs built to solve it
- Moving money from abroad without stalling your file
- Why Alberta is one of the best provinces in Canada to arrive in

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Who Qualifies - It's Broader Than You Think

> The single biggest myth among new Canadians: "I need years of Canadian history before anyone will lend to me." The programs say otherwise.

- **Permanent residents** have access to the full market - the same products, the same minimum down payments as Canadian-born buyers: **5%** on the first $500,000 of the price and **10%** on the portion above it, within the insured ceiling.
- **Work permit holders** qualify with many lenders too - the common ask is a permit with a healthy runway remaining (a year or more) and stable Canadian employment. Buying before PR lands is routine, not exotic.
- **Non-residents:** know that Ottawa's ban on residential purchases by non-Canadians is currently in effect (extended to the start of 2027). Permanent residents are untouched by it, and most work-permit holders qualify for an exemption - but a true non-resident purchase is largely off the table until the ban lifts, and the rules shift. This file needs a broker more than any other on this page - call before you plan around it.

The thin-credit solution

Standard lending wants one to two years of Canadian credit history. **Newcomer programs exist precisely because you do not have it** - accepting alternatives instead: an international credit report from your home country, twelve months of rent paid on time, utility and phone bills, even confirmation from a bank you dealt with abroad. The file takes more assembling than a standard one - and it approves.

Build Canadian credit fast anyway

Day one: get a credit card (secured if necessary), use it lightly, pay it in full. Keep balances under **30%** of the limit. Add a second tradeline - a phone plan counts. Twelve quiet months of this and the thin-file problem is mostly behind you - the newcomer programs bridge the gap in the meantime.

The Money Trail, and the Alberta Advantage

> Newcomer files rarely fail on income or credit - they fail on money that cannot be traced.

Moving your down payment from abroad

- Wire through banks - never cash or informal channels - and keep end-to-end records: source account, wire confirmation, Canadian deposit
- Land the money early - after 90 days in a Canadian account it is simply "your money," and the questions stop

The document folder

- PR card or work permit, and passport
- Employment letter and recent pay stubs; T4 and NOA once you have a tax year here
- 90 days of Canadian bank statements, plus the transfer records above
- Credit alternatives: international bureau report, rent letters, utility history

Why Alberta, specifically

No land transfer tax - thousands that Ontario and B.C. buyers pay in tax, you keep. **No provincial sales tax.** And housing that still connects to real incomes - especially in High River, Okotoks and Nanton, where your money buys more house and the community learns your name.

Here's the thing about starting over

You already did the hard part - a new country, often a new language, a career rebuilt. The mortgage is paperwork, and paperwork is solvable. **You need the right program and a broker who has done this before - not years of waiting.**

New to Canada, ready for keys?

Fifteen minutes tells you where you stand and what to gather.

Call or Text 403-703-6847

Go deeper: every buyer question answered at shawnselanders.ca/mortgage-faq-alberta · your document list at shawnselanders.ca/checklist.