Ontario Gift Letter — Mortgage Down Payment

This Gift Letter confirms that a sum of money has been given as a genuine, non-repayable gift to help fund the down payment on a residential property purchase in Ontario. It is intended for submission to the mortgage lender and, where applicable, the mortgage default insurer (such as CMHC, Sagen, or Canada Guaranty).

Article I — Donor Information

DONOR'S FULL LEGAL NAME

PHONE NUMBER

DONOR'S ADDRESS

DONOR'S EMAIL ADDRESS

Article II — Recipient (Borrower) Information

RECIPIENT'S FULL LEGAL NAME

RECIPIENT'S CURRENT ADDRESS

Relationship of Donor to Recipient (most lenders require an immediate family relationship):

- ☐ Parent
- ☐ Grandparent
- ☐ Sibling
- ☐ Spouse / Common-Law Partner
- ☐ Legal Guardian
- ☐ Other (describe)

OTHER RELATIONSHIP DESCRIPTION

Article III — Property Being Purchased

PROPERTY ADDRESS

PURCHASE PRICE

TOTAL DOWN PAYMENT

LENDER / MORTGAGE BROKER NAME

Article IV — Gift Details

GIFT AMOUNT (CAD)

DATE FUNDS TRANSFERRED / TO BE TRANSFERRED

- ☐ Bank draft
- ☐ Wire transfer
- ☐ Electronic funds transfer (EFT / e-Transfer)
- ☐ Other method (describe)

OTHER TRANSFER METHOD

SOURCE OF GIFTED FUNDS (E.G., PERSONAL SAVINGS, SALE OF AN ASSET)

Gifted funds are generally expected to sit in the recipient's account for at least 15 to 30 days before closing (90 or more days if transferred from outside Canada), and closing costs typically cannot be gifted and must come from the recipient's own resources. Confirm current requirements with the lender or mortgage insurer.

Article V — Gift Declaration

The Donor confirms the following:

- ☐ This is a genuine gift, and no repayment of any kind is expected or required.
- ☐ The Donor will not now, or in the future, acquire any legal or equitable interest in the property.
- ☐ This gift is not conditional on the sale, refinancing, or lease of the property.
- ☐ No interest is payable by the Recipient on the gifted funds.
- ☐ The gifted funds are not, in whole or in part, obtained through a loan the Donor must repay.

Article VI — Identity Verification

Lenders may be required to verify the Donor's identity to comply with Canada's anti-money laundering and terrorist financing legislation. The Donor may be asked to provide a copy of government-issued photo identification along with this Gift Letter.

DONOR'S ID TYPE (E.G., DRIVER'S LICENCE, PASSPORT)

ID NUMBER

Article VII — Acknowledgement by Recipient

The Recipient acknowledges receipt of the gifted funds described above on the terms set out in this Gift Letter.

Execution

DONOR

SIGNATURE

DATE

PRINT NAME

RECIPIENT

SIGNATURE

DATE

PRINT NAME

This is a general-purpose template. Many lenders and mortgage insurers require their own specific gift letter form — confirm with the lender or mortgage broker before relying on this document for a mortgage application.