



Okanagan Indian Band
11505 Westside Road, Vernon, BC
Phone: (250) 542-3444
Email: housingofficer@okanagan.org

BMO MORTGAGE CHECKLIST

1. Ensure the land and right of way are in your name, request your Parcel Abstract Report through the OKIB Lands Department.
2. Attain house plan / blueprints with all associated costs whether your home is a new construction or if you are purchasing a modular home. Associated costs include:
 - ✓ Water line and connection fees
 - ✓ Hydro service (BC Hydro)
 - ✓ Roadway construction
 - ✓ Septic system
 - ✓ For modular homes: delivery, set up, pad, skirting
3. Contact our Mortgage Specialist with BMO, Andrea Smith at (250) 540-3057 or andrea.smith@bmo.com to discuss your required down payment and to attain your mortgage pre-approval.
4. With your mortgage pre-approval, you will be required to fill out the “Agreement for Guarantee of Loan for Construction of a New Home” and have it signed by the Director of Administration and Director of Finance. The Agreement will then be presented to Chief and Council for a BCR.
5. Once the BCR is received for the Agreement for Guarantee, you will be required to attain a second BCR to transfer the land and right of way to the Band. Please contact the OKIB Lands Department regarding this process.
6. You will be required to have your lawyer review and sign the Agreement for Guarantee. Once your lawyer signs off on the Agreement, you will need to bring all documents to BMO. BMO will then prepare your Home Loan documents for signing.



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INDIGENOUS SERVICES (ISC) NEW HOME SUBSIDY / HSP PROGRAM CHECKLIST

1. Fill out the OKIB New Home Subsidy Application and return it to the Housing Officer.
2. Required documents:
 - ✓ Parcel Abstract Report
 - ✓ BCR for the Agreement for the Guarantee of Home Loan
 - ✓ Septic Design, Record of Sewerage System, and Sewerage System Letter of Certification. Your ROWP (Registered Onsite Wastewater Practitioner) will submit these documents to FNHA to sign off on.
 - ✓ For new construction: House Design / Blueprints and all associated costs as described in Section 2. of the BMO Mortgage Checklist above.
 - ✓ For purchase of a modular home: Transfer Verification – Manufactured Home Registry through BC Registry Services.
 - ✓ OKIB Environmental Screening Record; to be completed by the Housing Officer.
 - ✓ A Certified Building Inspectors' name and credentials.
3. The funds are released after the Housing Department received the Final Occupancy Inspection Report from the Building Inspector

Additional Information:

- For water connections to the OKIB water system, please contact the Water Department at (250) 542-3444.
- The OKIB Housing Department can recommend Building Inspectors and ROWP's upon request.