

# Debt Consolidation Guide

Welcome to your ultimate guide to debt consolidation! Here, you will find all the essential information you need.



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# What is Debt Consolidation?

Debt consolidation is the process of combining multiple debts into a single loan with one monthly payment. This approach can simplify debt management and potentially lower both your interest rate and monthly payment. Refinancing your mortgage to consolidate debt involves taking out a new mortgage that includes the amount needed to pay off your existing debts.



# Debt Consolidation Process Roadmap

1

## Initial Consultation:

We start with a consultation to review your financial situation and goals. I'll assess your current debts, income, and expenses to determine if debt consolidation is suitable for you and explain how it can simplify your finances.

2

## Evaluating Debt Consolidation Options:

If debt consolidation is right for you, we'll explore various options such as balance transfer credit cards, personal loans, or home equity loans. I'll help you understand the benefits and drawbacks of each option to find the best fit for your needs.

3

## Application Process:

After selecting the best option, I'll assist you with the application process by helping you gather necessary documents like proof of income and credit reports. I'll ensure that all information is accurately submitted to the lender.

4

## Implementation and Ongoing Support:

Once approved, I'll help you develop a debt management plan and oversee the process of paying off your existing debts with the consolidation funds. I'll provide ongoing support to review your progress, address concerns, and adjust your plan as needed to ensure financial stability.

# Key Considerations of Debt Consolidation

When considering debt consolidation, it's essential to weigh its benefits against potential drawbacks. This section highlights the key features, advantages, and risks associated with debt consolidation.

## Benefits:

- **Simplified Financial Management:** Merging multiple debts into one loan with a single monthly payment can streamline your financial responsibilities.
- **Lower Interest Rates:** Mortgages typically offer lower interest rates compared to credit cards and unsecured loans, which can reduce overall interest costs.
- **Improved Cash Flow:** Lower monthly payments can enhance your cash flow and financial stability.
- **Positive Credit Score Impact:** Consolidating debts can improve your credit score by reducing the number of open accounts and lower your credit utilization ratio.
- **Potential Tax Benefits:** Mortgage interest may be tax-deductible (consult a tax advisor for specifics).



# Key Considerations of Debt Consolidation Continued.....

## Risks:

- **Extended Loan Term:** Lengthening the term of your mortgage may increase the total interest paid over time.
- **Underlying Spending Habits:** Consolidating debt does not address the root causes of spending habits, which could lead to new debt if not managed properly.
- **Secured Debt:** Your mortgage is secured by your home, meaning failure to make payments could result in foreclosure.
- **Fees and Costs:** Refinancing can involve various fees, such as appraisal, legal, and administrative costs.
- **Risk of Increased Debt:** Without changing spending habits, you may accumulate new debt after consolidation

By considering both the benefits and risks, you can make a more informed decision about whether debt consolidation is right choice for you.

# How Does It Work?

- 1. Assess Your Total Debt:** Begin by evaluating the total amount you wish to consolidate, including debts such as credit cards and personal loans. This provides a clear picture of your overall debt load.
- 2. Calculate Home Equity:** Determine your home equity by subtracting your remaining mortgage balance from your home's current market value. This calculation helps you understand how much you can borrow through a new mortgage or refinancing.
- 3. Apply for a New Mortgage or Refinance:** With your debt amount and home equity in hand, apply for a new mortgage or refinance your existing one to cover the consolidated debt. Once approved, the funds will be used to pay off your current debts.
- 4. Simplify Payments and Reduce Costs:** After approval, you will make a single monthly mortgage payment that encompasses both your original mortgage and the consolidated debt. This can streamline your payments and potentially lower your overall interest costs, making your finances easier to manage.
- 5. Monitor Your Financial Health:** Post-consolidation, regularly monitor your financial situation and adhere to your new payment plan. Avoid accumulating new debt to maximize the benefits of consolidation and work toward maintaining financial stability.



# Helpful Resources

## RESOURCES:

Government of Canada - Financial Consumer Agency of Canada : [FCAC Website](#)

Canada Mortgage and Housing Corporation (CMHC): [CMHC Website](#)

Bank of Canada: [Bank of Canada Website](#)

Canada.ca - Managing Your Money: [Government of Canada Website](#)

Ratehub.ca: [Ratehub.ca Website](#)

Mortgage Professionals Canada: [Mortgage Professionals Canada Website](#)

National Bank of Canada - Debt Consolidation: [National Bank of Canada - Debt Consolidation Website](#)

Consolidated Credit Canada: [Consolidated Credit Canada Website](#)

Credit Canada Debt Solutions: [Credit Canada Debt Solutions](#)

MCAP - Mortgage Refinancing: [MCAP Website](#)

Credit Counselling Canada: [Credit Counselling Canada Website](#)



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