



THE HOME BUYING CHECKLIST

- Determine your budget for purchasing your new home – with the associated costs, you want to ensure you're on target financially.
- Determine the location, size and type of property you'd like to buy.
- Set up an appointment with your mortgage broker or bank to arrange for pre-approval status – this will save time for the buyers and the realtors as everyone will know what you can afford.
- Find a real estate agent. When you buy a home you will be entering into a legally binding contract, and a Realtor is professionally trained to create this contract for you, and ensure that your interests are protected. Therefore, it's important that you select a realtor who can answer all your questions and who you're comfortable working with.
- Arrange for a mortgage pre-approval – it's important to decide what price can you afford and how much will you need to borrow.
- Make arrangements to view properties with your realtor and consider how these fit in with your requirements. You may need to also need to consider aspects such as schools and the local community.
- When you've found your ideal property, make an offer and discuss the deposit amount, dates, subject clauses and any other matters with your realtor. Before being bound to complete the property, ensure you have allowed for a period of time to complete investigations and arranged for that essential inspection of the property.
- Choose a lawyer or notary to deal with the closing documents.
- Your agent will prepare your Legal Contract of Purchase and Sale.
- Your agent will present and negotiate your offer.
- Conduct due diligence: (1) inspection (2) title search (3) property disclosure statement (4) environmental (5) home and fire insurance to ensure financing (6) review strata documents.
- Remove subjects and submit deposit cheque.
- Arrange a date with the moving company.
- Arrange for your insurance, utilities accounts etc for the new property.
- Completion money and title will be exchanged on your behalf.
- Take possession of that property and love your new home.