

Home Buyer Checklist

After Agreement Has Been Signed:

- If the deposit was not submitted with the offer, ensure it that is submitted within 24 hrs of signing the agreement

If It's Conditional

On Home Inspection:

- Schedule time and day of home inspectors within 12 hours

On Finance:

- Speak to your lender about mortgage approval, letting them know about the conditional period

Send to mortgage lender:

- Copy of MLS listing
- Agreement of Purchase & Sale
- Schedules
- Waivers
- Amendments

Once Purchase Is Firm:

- Hire a lawyer to handle your conveyance - we can happily provide you with our trusted recommendations
- Send lawyer's information to your Realtor
 - Our office will send your lawyer the sale paperwork
- Obtain home insurance
- If renting, provide at least a 60 day notice to Landlord to terminate your lease agreement
- Book elevator if moving to or from a high rise building
- Contact property manager to inform of move in or out date
- If moving to a condo, set up monthly condo fee payment with property manager
- Setup forwarding address at post office
- Buy boxes and moving supplies
- Update your address with employer, subscriptions, banks, accounts, etc.
- Pack a suitcase with clothes and items you will need the first two days at your new home
- Do final walk through of purchased property prior to the closing date
- Set up hydro, electricity, natural gas and water accounts
- Set up telephone and internet accounts, if desired

Closing Date

- Lawyer to advise where to pick up keys to your new home
- Confirm hydro electricity, natural gas and water accounts are set up
- Confirm telephone and internet accounts have been set up
- Take possession of your new home

After Moved into Your New Home

- Provide updated address to your car insurance provider
- Ensure your new address is on your identification
- Confirm new family doctor, dentist, veterinarian, etc.
- Notify all friends and family of new address
- Enjoy your new home!