

# Buyer's Guide

## Simple Checklist for Home Buyers

### Download the App

This will give you all kinds of information about my listings to begin thinking about the right property.



### 1. Get Clear on Your Goals

- Define why you're buying
- Set your timeline
- Choose preferred locations
- List must-haves vs nice-to-haves

### 2. Know Your Budget

- Determine your price range
- Estimate monthly payments
- Plan your down payment
- Budget for closing costs (1.5%–4%)

### 3. Get Pre-Approved

- Connect with a lender
- Submit income & financial documents
- Get your pre-approval letter
- Understand your max purchase price

### 4. Start Your Search

- Browse available homes
- Review listings that match your criteria
- Explore neighbourhoods
- Refine your preferences

### 5. Tour Homes

- Book showings
- Walk through each property
- Take notes & photos
- Compare your options

### 6. Make an Offer

- Choose your preferred home
- Decide on offer price
- Set conditions (inspection, financing, etc.)
- Submit your offer

### 7. Complete Conditions

- Finalize mortgage approval
- Schedule home inspection
- Secure home insurance
- Review and waive conditions

### 8. Close the Deal

- Hire a real estate lawyer
- Sign final documents
- Transfer funds
- Receive your keys

### 9. Move In

- Set up utilities
- Change your address
- Plan your move
- Enjoy your new home



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