BUYING A HOME

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REAL ESTATE

01 Mortgage Pre Approval

Verify your budget.
Get a rate hold to save money.

02 Meet Your Realtor

You meet and interview me, then tell me about:
- The communities you want to live in
- Your wishes and needs
- Your time frame
- Your budget

03 Contracts

I am licensed by the Real Estate Council of Alberta and belong to local, provincial and federal real estate associations.
Agreements protect both of us. They ensure you understand your relationship with me and what I will do for you.
We form an agreement to work together for a specified period of time.

04 What Your Realtor Does

Lots of the work I do for you is behind the scenes, including:
- Finding and sending you properties that meet your criteria.
- Researching the market and other relevant data, analyzing it and presenting it to you so you have the best information.

05 The Fun Part: House Shopping

I schedule appointments and provide access to the properties you are interested in
I answer all of your questions about the property.

06 Putting in an Offer

You have found THE ONE:
- We decide together on an offer price.
- We protect you with conditions to the offer, such as financing, home inspection or condo document review conditions.
- We figure out the best possession date for you, as well as any other terms.
- I write all of your contract paperwork and perform negotiations on your behalf.

07 Offer is Accepted

- I help arrange and attend the home inspection.
- I provide your bank with all contract paperwork.
- I help renegotiate any additional terms from that came up from the inspection.

08 Sold!

You bought a house!
- You select a real estate lawyer.
- You arrange for home insurance and set up your utilities.

09 Possession Day

We wait for the lawyers to release the keys and I hand over the keys to your new home!

ADDITIONAL COSTS

Realtor Fees: $0 (typically)
Mortgage Broker Fees: $0
Property Inspection: $450 - $700
Condo Doc Review (if applicable): $400 - $900
Legal Fees: $2,000 - $4,500
Moving Costs: Variable