



Your Journey Home: The Step-by-Step Guide

Purchasing a home is an exciting milestone! Here is exactly what to expect as we move through the process together.

1. Secure Your Financing

Before we fall in love with a house, we need to talk to the "Money People". They will review your credit, debts, and income to determine what you qualify for and what interest rates are available.

- **Pro Tip:** A large down payment helps, but ensure you keep an emergency fund intact after closing.

2. The Official Partnership

We'll sign a Realtor Agreement to define our working relationship. This and most documentation is done digitally via DocuSign for your convenience.

3. The Fun Part: House Hunting!

I'll set up an automated search based on your specific criteria—location, size, and price. When you see something you like, we'll go take a look. We will visit as many homes as it takes to find "the one".

4. Making an Offer

When we find the right place, we submit a formal offer.

- **Negotiation:** Expect some back-and-forth on terms.
- **Deposit:** You'll typically provide a deposit (around \$5,000) within 3–5 business days of an accepted offer. This is refundable if you back out during your condition period.

5. Due Diligence (Condition Period)

This 1–2 week window is your time to breathe and verify everything.

- **Inspection:** A professional inspection (\$500–\$600) identifies any defects.
- **Your Choices:** You can take the house as-is, renegotiate for repairs/price, or walk away.
- **Final Approval:** You must finalize your financing during this time.

6. The Legal Details

Once conditions are cleared, a Real Estate Lawyer handles the title transfer and funds.

- **Budgeting:** Expect lawyer fees between \$1,200–\$1,500.
- **Final Payment:** Your remaining down payment is due at this time.

7. Setting the Stage

Before move-in day, remember to set up your utilities: water, gas, electricity, and internet.

- **Note:** EPCOR often offers bundles for the main three, but it pays to shop around.

8. Possession Day! 🎉

I'll meet you at your new home with the keys! We'll do one final walkthrough to ensure the home and appliances are in the same condition as when we viewed the home.

9. Welcome Home

It's time to start building memories in your new space!



-----Need to call someone? Here are the contacts I recommend:

Mortgage Specialists:

- **DamionDwyer** (WFG Canada): 780-665-0170, ddwyer11jmwc@wfgmail.ca
- **DavidSchunker** (Mortgage Architects): 403-921-8564, david.schunker@mortgagearchitects.ca
- **MinnCoates** (The Mortgage Minds Inc): 780.863.0700, minn@mortgagesbyminn.com

Lawyers:

- **Susan Lee** (Edmonton Law Office): 780-784-6666, susan@edmontonlawoffice.ca
- **Archana Minev** (Archana Law): 780-705-2009, archana@minevlaw.com

Inspectors:

- **John Plath** (Ridge to Foundation Inspections): 780-995-7962, www.ridgetofoundation.ca
- **Doug Aasen** (The House Inspector): 780-722-3557, <https://g.co/kgs/uxHmTX>
- **Lucas Fousak** (Cabin to Castle Inspections): 780-487-7177, www.cabintocastle.ca