

# Home Buying Process



## PROFESSIONAL CONSULTATION

- Meet with Eleanor
- Receive Buyer's Package
- Establish your criteria



## ENTER into agency relationship

- Buyer Agency Acknowledgement Form
- Buyer's Exclusive Agency Agreement
- Disclosure of Representation in Trading Services
- Privacy, Notice & Consent



## DETERMINE

your purchasing power with mortgage pre-approval

## YES! WE FOUND YOUR DREAM PROPERTY

What's next?



## ANALYZE

your wants and needs within financial framework

## TOUR

properties together  
regular 'new' property updates

## CONDUCT DUE DILIGENCE

- Inspection
- Title search
- Property Disclosure Statement
- Environmental
- Home and Fire Insurance to ensure Financing
- Review Strata documents (for condos & townhomes)
  1. Form B
  2. Strata Minutes & By-laws
  3. Financial Statements
  4. Engineers' Reports
  5. Registered Strata Plan
  6. Depreciation Report

## DECIDE

key elements of your offer (price, deposit amount, dates & subject clauses)



## ELEANOR PREPARES YOUR OFFER

Following, strategic sessions with you



## ELEANOR PRESENTS & NEGOTIATES

your offer; stays in close contact with you



## DEPOSIT DAY!

Remove subject clauses & submit deposit cheque



**COMPLETION DATE**  
Money & title are exchanged on your behalf



**MAKE** moving arrangements



**ARRANGE** for insurance on your new home & review Closing Steps Guide



**SELECT** a lawyer or notary to complete closing documents



**POSSESSION DATE!**  
Congratulations on your new home! Key exchange with Eleanor