

Buyers Guide After an Accepted Offer

- ABSOLUTELY NO MAJOR PURCHASES AFTER AN ACCEPTED OFFER. THIS COULD PREVENT YOU FROM GETTING YOUR DREAM HOME...
- Contact your Mortgage broker or Bank and let them know you have an accepted offer on your future home. We will then forward all the applicable documents to that individual to get the process moving for your mortgage approval.
- Contact 3-4 different inspection companies to set up an appointment for an inspection. It is best to schedule the appointment closer to the end of the subject removal date. You want to make sure you are approved for financing before you spend the money on a home inspection.***If you are doing water testing on a property with a well some tests take up to 5 days to complete. Make sure you give yourself enough time for this process.***
- Contact 3-4 Home Insurance companies to get a quote on home insurance. It is important to have the MLS information sheet handy when you do this because they will ask questions about the home. Ask them to keep the quote on file and once you are closer to the close date of the property you can contact the company of your choice to ensure the home prior to completion. Have the coverage start on the completion date as you will be responsible for the property on that day. The important thing is to make sure the home is insurable prior to removing subjects.
- You will need a Lawyer or Notary to complete this home buying process. Make sure and call 3-4 places before you decide on who to use. Some companies specialize in property transactions and prices and service may vary with each Lawyer or Notary.
- You will need a Bank Draft for the deposit which is due within 24 hours of your subject removal. It must be made out to the brokerage holding the funds.
For example: **Homelife Benchmark Realty In Trust**

This is a very important part of the transaction because if this is not provided within 24 hours of subject removal you will be in breach of your contract.

- You should receive a copy of the title search and Property Disclosure. You are encourage to read these documents. As your Realtor, we will also review these documents to make sure there are no pending issues with the title or property that you are unaware of.

Go to www.bettinareidgroup.ca and click on our buyers tab then resources (<http://www.bettinareidgroup.ca/Resources.ubr>) to find contact information for Lawyers, Notaries, inspectors and other helpful contacts you may need. Or call us directly with any questions.

Kara 604-306-3895

Bettina 778-998-9645