

Buying a Home - Offer Accepted

Firstly, congratulations on finding a house and your accepted offer!

The next couple of weeks are going to be busy, working through the conditions. There are a lot of details involved in getting your conditions satisfied, and these conditions are time sensitive.

The following are the **Next Steps** for the Buyer:

1. **Your initial deposit:**

This initial deposit must be delivered to the Listing Brokerage within the time stated on the contract. We can arrange to have it delivered to the listing brokerage, but please inform us as to when you'll have the deposit available, this way we can ensure the deposit arrives at the Listing Brokerage by the deadline outlined on the contract. The best form of deposit is a bank draft or certified cheque.

2. **Securing financing:**

Our office will send your purchase documents to your mortgage specialist. Please confirm ASAP who you will be using as your mortgage specialist and their contact information, and we will send the purchase contract to them. Again, everything is time sensitive, so it is important that we send the contracts along quickly. Your mortgage specialist will contact you as needed. They will also send us an email, confirming your financing, once it has been approved.

3. **Appraisal:**

Your bank usually orders an appraisal to confirm that the house is valued correctly

4. **Home inspection:**

If you have asked for a home inspection condition, You'll need to book the home inspector. Try to have the inspection booked a day or two before the condition is due. We can provide you contact information for home inspection companies. Please contact the inspector, book an inspection and let us know the date and time the inspection will be occurring. Plan to be at the inspection if possible. The inspection lasts approximately 3 hours. The inspector should provide you with an inspection report.



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