



HOME BUYER'S WORKBOOK



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QUESTIONS TO HELP YOU GET STARTED

The Essentials: What type of home are you looking for? (Single family, semi-detached, condo, etc.)

What style of home is best for you? (Bungalow, split level, two storey, duplex, etc.)

What about the age of the home?

How many bedrooms and bathrooms do you need?

What are you looking for in a kitchen, family room? Do you want a separate dining room? What is your preferred layout?

Features What are your high priority features? (Appliances, Ensuite, fireplace, etc.)

What other types of rooms do you need? (Main floor laundry room, home office, etc.)

Questions Continued...

Exterior

What size of yard are you looking for? Is the backyard important? Or is a side yard okay?

What about the front yard?

What other landscaping features are important? (A fenced yard, play areas, pool, garden, etc.)

Is it important what direction the house faces?

Goals

Who are you sharing this home with and what are their needs? (For example, pets might need a fenced yard or extended family needs a separate entrance.)

How much do you want to invest beyond the purchase price of the home in terms of financial or sweat equity, if you can't find all the features that you want?

How long do you plan to live here? (This can impact the type of home, the location and how much you will spend.)

Questions Continued...

Features

What about storage

space?

Basements, lockers?

Do you need a garage or extra parking spaces?

Is energy efficiency important? Newer windows or a high-efficiency furnace?

Location

How is your daily commute? How easy is it to get to the places you need to go?

How close do you need to be to transit, shopping, schools, hospitals?

Are there any important location factors? (Backing on to parks, road traffic, etc.)

Rural or
Residential?

RE/MAX 10 POINT SELF-ASSESSMENT CHECKLIST

Whether you're buying or selling a home, a realistic view of pricing, neighbourhoods and homes is essential. Your peace of mind and a successful transaction depend on it.

1

CURB APPEAL

- Does the property compare favourably with others on the street?
- Is it attractive, well-maintained and landscaped?

2

FIRST IMPRESSION

- Does the floor plan suit your needs?
- Do you feel comfortable in the space?

3

KITCHEN & BATHS

- Are they modern and up-to-date?
- How old are the appliances?

4

LIVING/DINING/FAMILY ROOMS

- Are the layouts, size and features suitable for you?

5

MASTER BEDROOM

- Is there sufficient closet space?
- Is there an ensuite, and if so, how many pieces?

6

SPECIAL FEATURES

- Are special features in the house important to you?
- Fireplaces(s), Backyard, Rec Room, Etc...

7

OVERALL CONDITION OF THE HOME

- Is the home move-in ready?
- Is it free of clutter?

8

COMPETITIVE RANKING

- How do price and location compare against other houses on the market?

9

SPECIAL CHALLENGES

- Are there issues with chattels, move-in availability, home inspections etc...?

10

YOUR AGENT

- Buying or selling a home is probably the largest single transaction you'll undertake: do your homework and choose a RE/MAX agent who will represent you professionally and achieve your desired outcome.

BUYERS NET SHEET

Purchase

Purchase Price \$ _____
Down Payment - _____
Mortgage + _____
CMHC Fee + _____
Total Mortgage + _____

Deposit _____
House Inspection _____

Monthly Carrying Costs

Mortgage \$ _____
Taxes _____
Condo Fees _____
Utilities _____
Tax Prepayment _____
Home Insurance _____

Total _____

Closing Costs

Lawyer Fees _____
Disbursements _____
Land Transfer Tax _____
Adjustments _____
(Prepaid taxes & utilities)
Oil Tank Refill _____
Mortgage Registration _____
HST on CMHC _____
Miscellaneous _____
Appraisal Fee _____
Mortgage Application Fee _____
Title Insurance _____

Subtotal _____
Down Payment _____
Total Due to Lawyer _____

ALL ESTIMATES ARE APPROXIMATE. PLEASE VERIFY WITH YOUR LAWYER & LENDER.

CHECKLIST: Planning Your Move

2-3 Weeks Before you Move

- ☐ Buy boxes and other moving supplies
- ☐ Donate or throw away unwanted items
- ☐ Take toxic household cleaners, old paint and other chemicals to your local Toxic Waste Centre (search website for location)
- ☐ Make any necessary travel arrangements or reservations
- ☐ Notify your children's' old school and register at their new school
- ☐ Contact Canada Post to forward your mail to your new address
- ☐ Arrange for telephone service at your new home
- ☐ Arrange to return any Cable TV equipment to your cable company
- ☐ Transfer your car insurance/license plates if needed
- ☐ Get copies of all medical, dental and veterinary records
- ☐ Employer(s), doctor, dentist
- ☐ Memberships
- ☐ Bank accounts and credit cards
- ☐ Safely dispose of any flammable materials
- ☐ Arrange to disconnect utilities at your old home and connect utilities at your new home

Contact or send change of address cards to:

- ☐ Driver's license, Health cards, Insurance
- ☐ Magazines and other subscriptions
- ☐ Canada Customs and Revenue Agency

1-2 Weeks Before You Move:

- ☐ Return anything you have borrowed
- ☐ Arrange for your major appliances to be moved (if you will be taking them with you)

2 -7 Days Before You Move:

- ☐ Find out what you can bring with you if you are traveling by car, bus, train or plane
- ☐ Pack a suitcase or small box with the clothes and other things you will need for the first few days in your new home

The Day Before You Move:

- ☐ Take down your curtains and curtain rods
- ☐ Pack all of your personal items except for anything you will need tonight and tomorrow
- ☐ Empty/defrost the refrigerator and clean the stove
- ☐ Collect all your keys and keep them in a safe place

Moving Day:

- ☐ Keep your paperwork where you can find it
- ☐ Clean your old home or apartment and inspect it with the landlord
- ☐ Pack all your bedding linens, toiletries, etc
- ☐ Confirm your new address with the moving company, and ask what time they will be arriving
- ☐ Do a final "walk through" to check every room, closet and cabinet to be sure you aren't forgetting anything
- ☐ Make sure you know how to contact your new landlord or superintendent
- ☐ If you hired a moving company, walk through your home with the supervisor to make a list of all your boxes and belongings

NOTES:

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WE LOOK FORWARD TO
WORKING WITH YOU

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