

Know what you can afford

Get preapproved for your mortgage with your bank or lending institution prior to home shopping. Ask for the lender's commitment in writing. This enables us to write a stronger offer and prevents you from falling in love with a property you can't afford.

Deposit

Offers require 5%-7% of the purchase price as a deposit. As soon as we have an Accepted Offer' these funds should be available. On Subject Removal you're going to need a Bank Draft payable to Re/Max Select Properties In Trust.

Home Tour

We'll show you properties that have the potential to work for you. When your heart races and your palms start to sweat it means you've fallen in love with your next home and it's time to write an offer. We will provide you with comparable sales.

The Offer

We'll go over the contract with you and then negotiate the offer on your behalf. It will either be accepted or countered. When you and the Seller have come to an agreement, the offer is deemed to be 'accepted.' Subjects (building inspection, satisfactory financing, Property Disclosure Statement, Strata Docs) will be included and as soon as you are satisfied, it's time for Subject Removal and to pay the deposit (Bank Draft to Re/Max Select Properties In Trust). This will be held in a trust account and applied towards the total purchase price. Interest will accrue to your benefit if applicable.

Conveyancing

Re/Max Select will forward the contract to your Lawyer/Notary who will let you know how much money you will need to bring to their office for closing. Completion Date is the day you become the new owner. Completion Date is the 'day of risk' - you must have insurance on the property effective that day. Possession Date is the day you'll have access to your new home.