

# BUYERS PACKAGE



REPRESENTING YOUR BEST INTEREST!



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**KINGSWAY**  
REAL ESTATE BROKERAGE



# ARE YOU FINANCIALLY READY TO OWN A HOME?

Calculate how much you spend on a monthly basis, then subtract that number from your monthly net income.

- House Hold Expenses
- Loans and Debts
- Other expenses

The purchase price of the home is the biggest expense however there are many additional costs you must be prepared for.

Fill in the worksheet below to calculate how much your home will really cost.

Purchase price	\$
+ GST (newly built homes only)	\$
Appraisal Fee (if applicable)	\$
Deposit (to be paid when you sign the Offer to Purchase)	\$
Down payment	\$
Home inspection fee	\$
Land registration fee	\$
Legal fees and disbursements	\$
Mortgage Broker fee (if applicable)	\$
Mortgage loan insurance premium (can be included into your mortgage)	\$
Adjustments for prepaid property taxes and/or utility bills	\$
Property Insurance	\$
Title Insurance	\$
Other upfront costs	\$
Fees to set up utilities	\$

# Home Features Checklist

What type of home?	<input type="checkbox"/> Detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Townhouse <input type="checkbox"/> Low-rise <input type="checkbox"/> High-rise <input type="checkbox"/> Duplex <input type="checkbox"/> Freehold <input type="checkbox"/> Condominium
How many bedrooms?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4+
How many bathrooms?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3+
How is the home heated?	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Wood
Does it have air conditioning?	<input type="checkbox"/> Central <input type="checkbox"/> Window
How close is the home to:	<input type="checkbox"/> Public Transportation <input type="checkbox"/> Shopping <input type="checkbox"/> Recreational facilities <input type="checkbox"/> Hospital <input type="checkbox"/> Fire station <input type="checkbox"/> Schools <input type="checkbox"/> Playgrounds

# FINANCING YOUR HOME

## Get pre-approved

A pre-approved mortgage lets you know how much you can afford, what your interest rate will be and what your monthly mortgage payments will look like.

Once you find the home you want to buy, the property will still need to be evaluated to ensure the price of the home is acceptable to your lender.

## Mortgage basics

### Amortization period:

The length of time you agree to take to pay off your mortgage (usually 25 years).

### Payment schedule:

How often you make your mortgage payments. It can be weekly, every two weeks or once a month.

### Types of interest rates:

- Fixed rate -The rate doesn't change for the term of the mortgage.
- Variable rate -The interest rate fluctuates with market rates.
- Protected (or capped) variable rate -The rate fluctuates but will not rise over a preset maximum rate.

### Types of Mortgage:

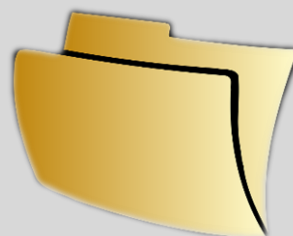
Open mortgage -Lets you pay off your mortgage in full or in part at any time without any penalties.

Closed mortgage -Offers limited (or no) options to pay off your mortgage early in full or in part, but it usually has a lower interest rate.



## DON'T LEAVE HOME WITHOUT THE FOLLOWING:

- Proof of address
- Government issued Photo Id
- Details of current debts
- Proof of income
- Proof of downpayment



## SERVICES I WILL PROVIDED

- Helping with getting you pre-approved
- Negotiating an offer
- Assisting with selecting a Home Inspector
- Attending the home inspection
- Negotiating any home inspection repair requests
- Finalizing all loose ends before date of closing
- Assistance with Lawyer
- Computer Property Match and Email Notification
- School Resources and Neighborhood Information upon request
- Comparative Market Analysis on property prior to making an offer
- Writing a contract that will protect you

I look forward to working with you and feel confident that you will be happy with my client services.