

HOME BUYING ROADMAP

The Path to Home Equity



CONGRATULATIONS!

Now is the time to enjoy the many advantages of home ownership and stay on top of the responsibilities that come with it.

COMMITMENT

Your team of professionals will be working towards closing the legal, financial and realty loops. This will include appraisals, inspections, adjustments & much back & forth between your realtor and the seller's agent.

OFFER PROCESS

Your realtor will use their negotiation, people management & advocacy skills for your benefit and ensure the Agreement to Purchase is a sound one as it is a legal contract.

THE CHOSEN ONE

It is a process but one that has immense benefit in the end. Once you have found a home, it will require making an offer and closing the deal. Circling back to your mortgage rep will also be required.

GATHER YOUR TEAM
Work with professionals who are a good fit with you and your goals. These include a reputable REALTOR®, mortgage professional and lawyer. Things to look for are strong advocacy, knowledge, empathy & negotiation skills

IS NOW THE RIGHT TIME?
Understanding the upfront costs (downpayment, closing costs, applicable taxes) plus ongoing costs (mortgage, repairs & utilities) are key. Also, factor current expenses from things like groceries to any existing debt.

CONTINUED
Financial awareness & stability are required. As a general rule, your monthly housing costs should be no more than 32% of before-tax income, although high ratio or alternative mortgages can allow a higher threshold.

REVIEW HOME OPTIONS
When working with your realtor during this preliminary stage, review a few housing options and areas with them to get a sense as to what the expected costs could be.

DOWNPAYMENT MATTERS
The downpayment affects the total amount of financing. A downpayment of 20% will help avoid high ratio mortgage insurance. Yet, insurance is available to those who need it & qualify.



TANYA REDA

REALTOR®,
RIGHT AT HOME
REALTY, BROKERAGE

Let's Connect

For more information on how you can be on the path to home ownership, reach out for a full analysis on what you need to do now to get you where you want to be. While you can't control the market, you can plan for your own success.

CREDIT MATTERS
Know your credit history. Do a soft check by obtaining a free report online via providers like Equifax or Transunion. This snapshot into your financial health is what lenders also review.

FINANCIAL HEALTH

Keep an enduring credit history via credit cards (2 years) and bank accounts (90 days). Don't exceed 60% of available credit. Avoid large scale purchases that require credit prior to the application.

CLOSING COSTS

Closing costs are legal & admin costs needed to close a house deal. A conservative suggestion is to budget 3-4% of the total home price which also accounts for any applicable taxes.

HOME FINDING PROCESS

Your realtor will create a wishlist with you & help prioritize items on this list. They will also provide guidance on properties & areas that satisfy your key criteria & show you these areas & homes in person.

FINDING THE RIGHT HOME

Working with your realtor is key to understanding the best location, size & key features you require to match your lifestyle & budget. This process can take as much or as little time as you need.

HOME ASSESSMENT

Take note that being pre-approved for a mortgage is not a guarantee because the home you decide upon also has to be evaluated and appraised.

FINANCE PROCESS

The process can take 48 hours once the application is completed. Documents needed include: ID, income, financial info & the source of the downpayment. Government programs will also be considered.

FINANCING

At this stage it is best to get pre-approved for a mortgage. This allows a budget framework because you will know your interest rate & how much you can afford.