

Information & Advice – Home Buyers

1) Determining What You Really Need

What features of a new home are the most important to you? By defining the requirements you would need and why allows us to find the homes that are best suited for **you!**

Have you ever met someone that recently purchased a property only to find it was missing something very important? Don't be that person!

Below is a process to help aid you in establishing your list of requirements, things you need versus things you want. Each member of the purchasing property should make their list independently and then share and discuss afterwards. This helps establish what everyone needs or wants. Follow steps A, B and C. It's fun maybe even a surprise at the end. Often partners learn something.

A. Make a list of your top 20 things you want in a home:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

16.

17.

18.

19.

20.

B. Now explain why you need them:

Example 1; I need 5 bedrooms

Why?

- I need 5 bedrooms – 1 for myself, 1 for each child (2), I want a spare bedroom & separate home office = 5 bedrooms.

*Explaining **why**, allows you to potentially look at a wider selection of homes and properties; in this case perhaps 3 bedrooms grouped together (2nd floor) plus a room for the spare bedroom (main floor) and office (basement).*

Example 2; I need a 2 car garage

Why?

I need space for a workshop and storage for bikes etc.

If a property matches all your other criteria you might consider a single car garage for a workshop and a storage shed for the bikes etc. Alternatively there might be room in the basement.

Defining why helps us concentrate on finding the best property for you making sure your needs and wants are looked after.

C. Rate each need or want in order of importance from 1 - 20 with 1 the most important or crucial

Recommendation; **Never consider or view a home or property that does not have at least your top 3.** 2 people buying; do not view or consider any property that doesn't have **the top 3 from both lists**. This ensures that everyone needs are taken care of. Believe me folks, this works. One more point moving is expensive; buy right, buy happy.

link 2 realty ltd.'s objective is to have everyone happy and content with their purchase

2) 15 Key Questions You Should Ask Before Buying a Property:

1. What is the neighbourhood like? Is there anything that could affect the value of this home in the future?
1. What are the prices of comparable homes that have sold recently?
2. What are the realty taxes on the home?
3. What are the utility costs? (Union Gas went up almost 30% this past summer)
4. Schools, shopping, church & recreational facilities?
5. How close is Public Transit?
6. What home repairs/improvements have been made?
7. How old is the roof, furnace and the air conditioning system?
8. Any water or drainage problems; spring runoff or after a heavy rain?
9. Does the basement show any signs of moisture?
10. Is there a recent survey? Who owns the fence?
11. Did the property have a home inspection done when the present owners bought it? Does the vendor have a list of any problems or issues that were fixed?
12. Is there any important information in the disclosure document (SPIS)?
13. Are there any utility [easements](#) or [encroachments](#) on the property?
14. Are there any environmental concerns within the surrounding area?

3) Planning Your Move

Most people experience moving at least once. Whether you are moving down the road, across town or across the country, it can prove to be a challenging time. A well-organized and planned move can greatly reduce the stress involved in packing up and transporting a lifetime of belongings. A successful move can also be a wonderful way to start life in your new home. Whether you decide to move yourself or hire professional movers, plan ahead. Most good moving companies in terms of both trucks and staff are booked six weeks in advance. This is especially the case during the summer months, which tends to be the busiest moving time of the year. If possible, avoid the end of the month and weekends for moving, weekdays are always less hectic and companies generally offer more economical rates during this down period. Organization is the key to a stress-free move. Here is a check list to help make the move smoother.

ONE MONTH BEFORE THE MOVE

- Make an appointment for a moving representative to come to your home to discuss the move
- Ask who is responsible for packing and moving your things
- Ask about cost, timing requirements and the company's liability in case of damage or loss
- Make special arrangements for moving a piano, antiques, appliances etc.
- Obtain a written commitment from the moving company you choose.
- Ask for recent referrals and phone them
- Make any necessary arrangements to move family, i.e.: hotel reservations, plane tickets, etc.
- Gather together all important documents and store them in a safe place – such as safety deposit box
- Take a good look at what is worth taking and what is not. Be ruthless. Have a garage sale. Rent a garage bin. Get ride of all the stuff you really do not need.
- Make plans for the children and pets for moving day; i.e.: a) Children below the 9th grade will find the adjustment easier if you move sooner rather than later, b) Buy a toy moving van and talk about the move with small children explaining what will happen.
- Arrange for school records for transfers to new schools.
- Get boxes, packing paper, heavy twine and/or masking tape if you are packing yourself
- Make a floor plan of your new home and plan where everything will go. Take necessary measurements, do not try to guess.

TWO WEEKS BEFORE THE MOVE

- Return all items you have borrowed including library books.
- Dispose of flammable items.
- Book freight elevator if you are moving in or out of an apartment.
- When packing, number all the boxes. Keep an inventory list. Label each box with the room where it belongs in you new home. Seal boxes.

ONE WEEK BEFORE THE MOVE

- Prepare a list of all items you plan to take with you personally. Include all jewelry and any valuables which you do not wish to entrust to anyone else.
- Dismantle and/or unfasten anything that requires it.
- Prepare a list of everything that is left to do.
- Confirm the booking for the moving company
- Defrost and air the deep freezer.

2 DAYS BEFORE THE MOVE

- Do your last laundry. Disconnect and drain the washing machine.

- Finish packing
- Blankets are best moved in large boxes, towels and pillows in dresser drawers
- Do not overload drawers when packing items in dresser.
- Liquids in bottles should have tops secured.

THE DAY BEFORE THE MOVE

- Lead packers around the house and make sure they understand all your written instructions.
- Gather together all keys for the new owners, including garage and shed.
- Pack items that you will carry with you: Mark them; **DO NOT LOAD! THIS IS FOR THE CAR!**

MOVING OUT

- Lay down sheets to minimize dirt in the house
- Conduct a final check
- Check inventory for number of boxes – break down by room
- Check Mover's Bill of Lading against your inventory
- Turn the heat down

MOVING IN

- Arrive at your new house before the movers. Bring milk, bread, pizza, coffee, tea with you. It will be a long day.
- Verify all utilities are turned on.
- Lay down sheets to minimize any dirt tracked through the house.
- Give copies of your floor plan to the movers. As your goods arrive, examine each item carefully as it is put in place and check off your inventory.
- Note any damage. You won't be able to check goods which have not been unpacked, so above your signature on the Bill of Lading write "Subject to loss or hidden damage."
- The first priorities for unpacking will be the children's rooms, stereo, TV and radio, and basic kitchen supplies.
- Take a deep breath, blast the stereo at 3db's above the threshold of pain and accept the fact that it will take a while to settle in.

HOME CONTACT LIST

My Contact	Name	Ph #	Address	Acct No.	Other
MRTG Company					
Insurance Co.					
Tax Office					
Bank					
Gas Company					
Water Heater					
Electric Company					
Water Company					
Phone					
Internet					
Cable/Satellite					
Police Station		911**			
Local Fire Dept		911**			
Ambulance		911**			
Nearest Hospital					
Doctor's Office					
Dentist Office					
Poison Control Ctr					
MPP's Office					
Councilor's Office					
Other					
Other					
Other					
Other					
Other					

Obtain emergency numbers in your area. Keep this list where it is easily accessible

** 911 Local emergency numbers only

AFTER CLOSING CHECKLIST

DID YOU

- Call municipal office for garbage & recycling pickups.
 - Blue Box
 - Green Box
- Send "change of Address" notification to:
 - Credit Card Companies
 - Insurance Companies
 - Motor Vehicle Department
 - Health Care Providers
 - Friends and Family
- Replace or Re-key all exterior door locks.
(Consider having a home security system installed.)
- Change **all** batteries and record the date batteries were changed.
 - Smoke detector _____ Date
 - Carbon Monoxide _____ Date
 - Remote Controls _____ Date
- Set Maintenance schedule for:
 - Furnace check - _____ Date
 - Air Conditioning check - _____ Date
 - Swimming Pool check - _____ Date
 - Other - _____ Date
- Building Inspector recommendations
 - _____
 - _____
 - _____
 - _____
 - _____
- Check lawn, garden & snow equipment.
 - Lawn Mower
 - Snow Blower

ENJOY