

OUR BUYING PROCESS

For our clients we offer a very collaborative and customizable experience. Below is our standard timeline for buyers, however we are happy to make adjustments to fit individual needs.

1. WANTS AND NEEDS

We encourage all buyers to make sure they have prepared a list of their wants and needs for the home they want to purchase. This will give us an idea of what homes we should start to view.

2. PRE-APPROVAL

At the earliest possible convenience buyers should chat to a mortgage agent to get the full picture of what they can afford. We work with multiple mortgage agents and brokers to give buyers options for financing.

3. CUSTOM HOME SEARCH

Once buyers have a better idea of their budget and criteria they are hoping to purchase we are able to create a custom search that will be sent directly to their email.

4. VIEWING HOMES

Once there is interest in homes we go view them in person. We are prompt at making sure buyers view homes as soon as possible. This process continues until the buyers find the right home to submit an offer on.

5. OFFERS

When a buyer wants to pursue a property and submit an offer, we pre-emptively send blank versions of the agreement of purchase and sale and related documents for a buyer to familiarize themselves with.

Deposit: The deposit that is inserted on the agreement of purchase and sale is due within 24 hours after acceptance of the offer. Delivery of the deposit depends on the listing brokerage instructions.

Conditional Period: To protect a buyers interests an offer will include one or more conditions. We will have X amount of days to secure financing, conduct a home inspection, and review a status certificate (if purchasing a condominium).

6. REVISITS

All our offers are standard with the option of revisiting the property 3 additional times once the deal has firmed up. These visits should be scheduled at least 24 hours prior to the intended time.